Town of Arlington, MA
Redevelopment Board

Agenda & Meeting Notice
September 23, 2019

The Arlington Redevelopment Board will meet Monday, September 23, 2019 at 7:30 PM in the **Town Hall Annex, 2nd Floor Conference Room, 730 Massachusetts Avenue, Arlington, MA 02476**

1. 19R Park Ave and 117 Broadway – review of final plans and specifications

7:30 p.m. - 8:30 p.m. 19R Park Ave and 117 Broadway – review of final plans and specifications
Board will review drawings provided by the Housing Corporation of Arlington via Davis Square Architects per Special Permit 3519 (19R Park Ave, known as Downing Square) General Condition 1 and Special Permit 3520 (117 Broadway) General Condition 1.

- Applicant will be provided 15 minutes for an introductory presentation.
- Board members will review, discuss, and may vote.

The updated 19R Park Ave. drawings are available here and online on the Redevelopment Board project page.

2. Meeting Minutes (8/12)

8:30 p.m. - 8:40 p.m
- Board will review draft minutes and may vote to approve them.

3. Open Forum

8:40 p.m. - 9:00 p.m.
- Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made the night of the presentation. There is a three minute time limit to present a concern or request.

4. Adjourn

9:00 – Adjourn

5. Correspondence received

Correspondence received: Email and Attachments from Don Seltzer 091619
Correspondence received from Chris Loreti 092319 regarding 117 Broadway Special Permit Absence of Open Space

Town of Arlington, Massachusetts

19R Park Ave and 117 Broadway – review of final plans and specifications

Summary:

7:30 p.m. - 8:30 p.m.

19R Park Ave and 117 Broadway – review of final plans and specifications
Board will review drawings provided by the Housing Corporation of Arlington via Davis Square Architects per Special Permit 3519 (19R Park Ave, known as Downing Square) General Condition 1 and Special Permit 3520 (117 Broadway) General Condition 1.

- Applicant will be provided 15 minutes for an introductory presentation.
- Board members will review, discuss, and may vote.

The updated 19R Park Ave. drawings are available here and online on the Redevelopment Board project page.

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	117_Broadway_-_ARB_set.pdf	117 Broadway - ARB set
🗋	Reference Material	117_color_elevations.pdf	117 color elevations
🗋	Reference Material	ARB_Cover_Letter.pdf	ARB Cover Letter
🗋	Reference Material	Bicycle_Rack_info_-_Dero.pdf	Bicycle Rack info - Dero
🗋	Reference Material	Building_A_color_elevations.pdf	Building A color elevations
🗋	Reference Material	Building_B_color_elevations.pdf	Building B color elevations

117 BROADWAY

117 BROADWAY, ARLINGTON, MA 02474

DRAWING LIST

G000	COVER
C-1	GRADING & UTILITY PLAN
C-3	PLANTING PLAN
EX-1	ALTA/ACSM LAND TITLE SURVEY
A001	GENERAL NOTES AND MOUNTING HEIGHTS
A002	DOOR AND FINISH SCHEDULE
A003	WINDOW SCHEDULE
A004	WALL TYPES
A005	FLOOR & ROOF TYPES
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A104	FOURTH FLOOR PLAN
A105	ROOF PLAN
A201	SOUTH ELEVATION
A202	WEST ELEVATION
A203	EAST ELEVATION
A204	NORTH ELEVATION
A205	BUILDING SECTION
A206	BUILDING SECTION
A300	VERTICAL CIRCULATION
A301	VERTICAL CIRCULATION
A302	VERTICAL CIRCULATION
A303	STAIR DETAILS
A304	ELEVATOR DETAILS
A401	LEVEL 1 REFLECTED CEILING PLAN
A402	LEVEL 2 REFLECTED CEILING PLAN
A403	LEVEL 3 REFLECTED CEILING PLAN
A404	LEVEL 4 REFLECTED CEILING PLAN
A501	WALL SECTIONS
A502	WALL SECTIONS
A503	BUILDING DETAILS
A504	BUILDING DETAILS
A505	BUILDING DETAILS
A506	BUILDING DETAILS
A507	BUILDING DETAILS
A510	ROOF DETAILS
A511	WINDOW DETAILS
A512	WINDOW DETAILS
A513	CURVED EXTERIOR WALL - DETAILS
A601	ENLARGED TYPICAL UNIT PLANS
A602	ENLARGED TYPICAL UNIT PLANS
A610	BATHROOM ELEVATIONS
A611	BATHROOM ELEVATIONS
A620	KITCHEN ELEVATIONS
A621	KITCHEN ELEVATIONS
A622	KITCHEN ELEVATIONS
A630	INTERIOR DETAILS
A631	INTERIOR DETAILS

DRAWING LIST

S001	STRUCTURAL GENERAL NOTES AND TYPICAL DETAILS
S002	STRUCTURAL TYPICAL DETAILS
S003	STRUCTURAL TYPICAL DETAILS
S004	STRUCTURAL TYPICAL DETAILS
S005	STRUCTURAL TYPICAL DETAILS
S101	GROUND FLOOR AND FOUNDATION PLAN
S102	SECOND FLOOR FRAMING PLAN
S103	THIRD FLOOR FRAMING PLAN
S104	FOURTH FLOOR FRAMING PLAN
S105	ROOF FRAMING PLAN
S201	SECTIONS
S202	SECTIONS
S203	SECTIONS
M001	MECHANICAL LEGEND AND NOTES
M002	MECHANICAL SCHEDULES
M003	MECHANICAL SCHEDULES
M101	MECHANICAL PLAN - FIRST FLOOR
M102	MECHANICAL PLAN - SECOND FLOOR
M103	MECHANICAL PLAN - THIRD FLOOR
M104	MECHANICAL PLAN - FOURTH FLOOR
M105	MECHANICAL PLAN - ROOF
M201	MECHANICAL DETAILS
M202	MECHANICAL DETAILS
M203	MECHANICAL DETAILS
M204	MECHANICAL DETAILS
E001	ELECTRICAL LEGEND & NOTES
E002	ELECTRICAL PANEL SCHEDULES
E100	ELECTRICAL SITE PLAN
E101	ELECTRICAL PLAN - FIRST FLOOR
E102	ELECTRICAL PLAN - SECOND FLOOR
E103	ELECTRICAL PLAN - THIRD FLOOR
E104	ELECTRICAL PLAN - FOURTH FLOOR
E105	ELECTRICAL PLAN - ROOF
E201	LIGHTING PLAN - FIRST FLOOR
E202	LIGHTING PLAN - SECOND FLOOR
E203	LIGHTING PLAN - THIRD FLOOR
E204	LIGHTING PLAN - FOURTH FLOOR
E301	ELECTRICAL ONE-LINE DIAGRAM & DETAILS

DRAWING LIST

P001	PLUMBING LEGEND, NOTES & SCHEDULES
P101	PLUMBING PLAN - FIRST FLOOR
P102	PLUMBING PLAN - SECOND FLOOR
P103	PLUMBING PLAN - THIRD FLOOR
P104	PLUMBING PLAN - FOURTH FLOOR
P105	PLUMBING PLAN - ROOF
P201	PLUMBING DETAILS
P202	PLUMBING DETAILS
P203	PLUMBING DETAILS
FP001	FIRE PROTECTION LEGEND AND NOTES
FP101	FIRE PROTECTION PLAN - FIRST FLOOR
FP102	FIRE PROTECTION PLAN - SECOND FLOOR
FP103	FIRE PROTECTION PLAN - THIRD FLOOR
FP104	FIRE PROTECTION PLAN - FOURTH FLOOR
FP105	FIRE PROTECTION PLAN - ROOF
FP201	FIRE PROTECTION DETAILS
FP202	FIRE PROTECTION DETAILS
FA001	FIRE ALARM LEGEND, NOTES & DETAILS
FA101	FIRE ALARM PLAN - FIRST FLOOR
FA102	FIRE ALARM PLAN - SECOND FLOOR
FA103	FIRE ALARM PLAN - THIRD FLOOR
FA104	FIRE ALARM PLAN - FOURTH FLOOR
FA105	FIRE ALARM PLAN - ROOF

GROSS SQUARE FOOTAGE (GSF)

Level 1	4,299 SF
Level 2	5,355 SF
LEVEL 3	5,360 SF
LEVEL 4	4,364 SF
Grand total	19,378 SF

UNIT MIX

NUMBER	Count
Level 2	
1 BED	1
2 BED	3
3 BED	1
LEVEL 3	
1 BED	1
2 BED	3
3 BED	1
LEVEL 4	
2 BED	3
2 BED - HC	1
Total Units	14

OWNER
■ Pam Hallett, Housing Corporation of Arlington
252 Massachusetts Ave, 02474
781.859.5211 (T)

ARCHITECT:
■ DAVIS SQUARE ARCHITECTS
240A ELM STREET, SOMERVILLE, MA 02144
617.628.5700 (T) 617.628.1717 (F)

CIVIL ENGINEER:
■ DEVELLIS ZREIN, INC.
PO BOX 37, FOXBOROUGH, MA 02035
508.473.4114 (T) 774.215.0631 (F)

STRUCTURAL ENGINEER:
■ SOUZA, TRUE AND PARTNERS, INC.
265 WINTER STREET, THIRD FLOOR, WALTHAM, MA 02451
617.926.6100 (T)

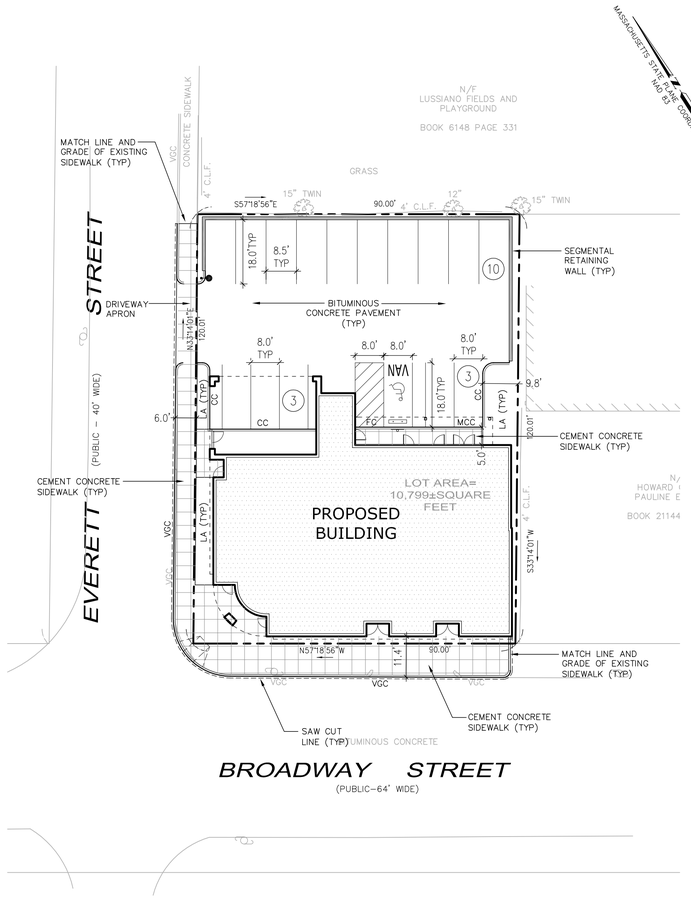
MEP ENGINEER:
■ NORIAN/SIANI ENGINEERING, INC.
43 BRADFORD ST, 3RD FLOOR, CONCORD, MA 01742-2972
781.398.2250 (T) 781.398.2280 (F)

LOCATION MAP

95% PRICING SUBMISSION
08.23.2019

DAVIS SQUARE ARCHITECTS

PROJECT NO.
16045.00



LEGEND

- PROPERTY LINE
- SITE LIGHTING
- CEMENT CONCRETE SIDEWALK
- D/R — DUMPSTER PAD
- CCB — CAPE COD BERM
- CC — CONCRETE CURB
- MCC — MONOLITHIC CONCRETE CURB
- FC — FLUSH CURB
- VGC — VERTICAL GRANITE CURB
- TC — TRANSITION CURB
- LA — LANDSCAPE AREA
- 6' TREX SECLUSION FENCE
- 5' VINYL COATED CHAIN LINK FENCE
- T — TRANSFORMER
- G — GENERATOR
- SAW CUT LINE
- STEEL BOLLARD
- (10) — PARKING SPACES NUMBER

NOTES

DO NOT SCALE DRAWINGS.

© Copyright 2018 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Site Planning, Civil Engineering, Landscape Architecture
Po Box 307
Foxborough, MA
508.473.4114 phone
devellszrein.com
DeVellis Zrein Inc.

Project
117 BROADWAY
117 Broadway Street, Arlington, MA

Title
LAYOUT AND MATERIALS PLAN

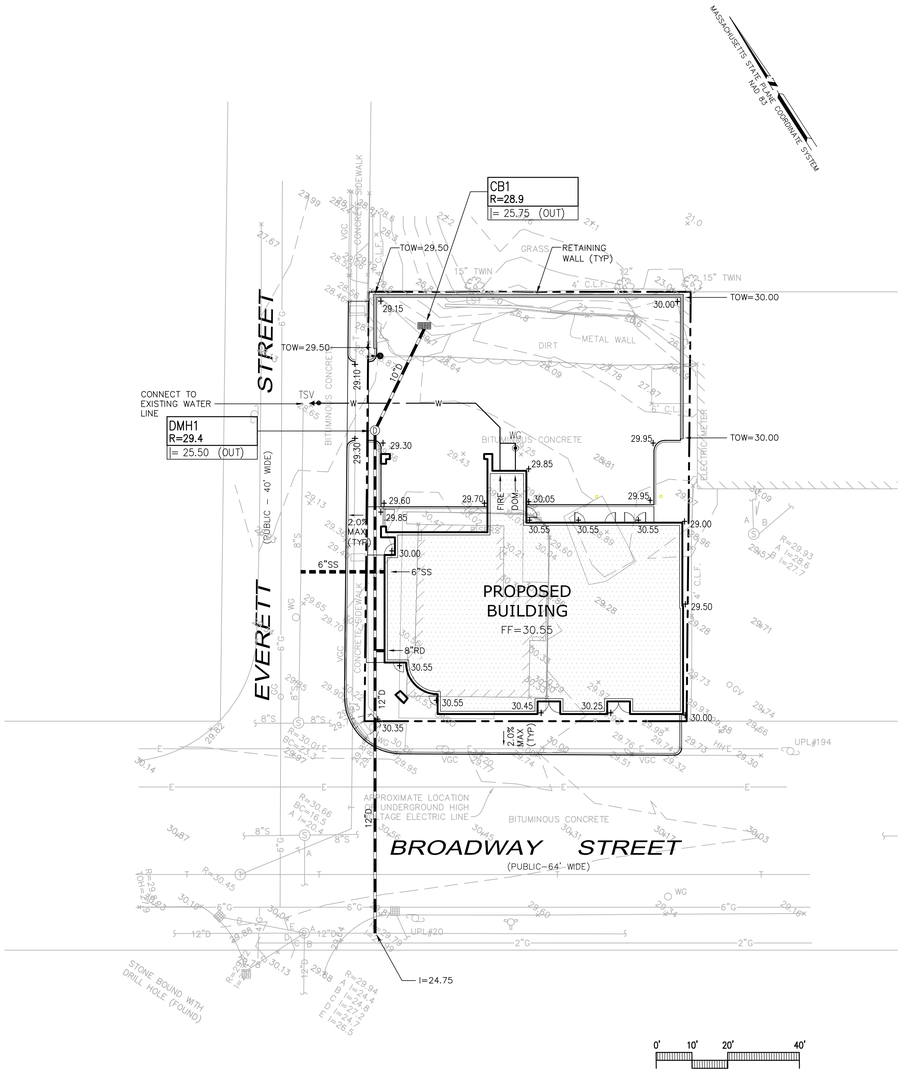
Designed	IAZ
Checked	
Project No.	16045
Scale	1" = 20'
Date	08.28.19

Drawing No.
C-1

F:\2G1S-Jobs\Sync\117 Broadway-Arlington\Dwgs\2G1S-282-LM.dwg

GRADING AND UTILITY NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY NITSCH ENGINEERING OF BOSTON, MA AND IS DATED 02/19/2014.
2. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
3. CONTRACTOR TO ADJUST UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
4. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH TOWN OF ARLINGTON DEPARTMENT OF PUBLIC WORKS STANDARDS.
5. ALL WORK TO BE DONE WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF ARLINGTON.
6. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
7. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
8. THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE STRUCTURES AS NECESSARY FOR CHANGES IN GRADE, AND RESET ALL WATER AND DRAINAGE FRAMES, GRATES, AND BOXES TO THE PROPOSED FINISH SURFACE GRADE.
9. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL GAS, ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
10. CONTRACTOR SHALL MAINTAIN, OR ADJUST TO NEW FINISH GRADE, AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS: LIGHT POLES, SIGN POLES, MANHOLES, CATCH BASINS, HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS, UNLESS OTHERWISE NOTED OR DIRECTED BY OWNER'S REPRESENTATIVE.
11. ALL CEMENT LINED DUCTILE IRON JOINTS AT FITTINGS (CLASS 53,) VALVES, AND HYDRANT LATERALS SHALL BE MECHANICAL JOINT WITH NEOPRENE GASKETS. JOINTS AT OTHER LOCATIONS SHALL BE PUSH-ON TYPE WITH NEOPRENE OR SYNTHETIC RUBBER GASKETS. ALL WATER GATES SHALL OPEN AS PER CITY REQUIREMENTS. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.0 FEET OF GROUND COVER AND A MINIMUM OF 10 FOOT SEPARATION FROM THE SEWER SYSTEM. AT WATER AND SEWER CROSSINGS, THE WATER LINE SHALL BE ENCASED IN SIX INCHES OF CONCRETE FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CROSSING.
12. ALL SEWER PIPES SHALL BE PVC PER ASTM D3034, SDR-35 AND ASTM D1784 WITH RUBBER GASKET JOINTS.
13. SITE LIGHTING IS SHOWN ON THIS PLAN FOR COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS FOR EXACT TYPE AND LOCATION.
14. REFER TO ELECTRICAL PLANS FOR SECTIONS AND DETAILS OF THE UTILITY DUCT BANK.
15. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION, AT THE CONTRACTOR'S EXPENSE.
16. REFER TO ARCHITECTURAL PLANS FOR PROPOSED LOCATION OF UTILITY SERVICE STUBS AT BUILDING.
17. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRICAL.) FINAL DESIGN AND LOCATIONS AT THE BUILDING WILL BE PROVIDED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION.
18. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
19. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
20. MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
21. ENSURE ALL EXISTING (TO REMAIN), AND PROPOSED MANHOLE COVERS PROPERLY IDENTIFY UTILITY SERVICED.
22. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
23. BITUMINOUS CONCRETE ELEVATIONS AT CATCH BASINS TO BE 1/4 INCH ABOVE RIM ELEVATION SHOWN FOR CATCH.
24. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.



GRADING AND UTILITY LEGEND

	PROPERTY LINE
45	PROPOSED CONTOUR LINE
+ 45.20	SPOTGRADE
	SEWER LINE
	DRAIN LINE
W	WATER LINE
G	GAS LINE
UG-E/T/FA	UNDERGROUND ELECTRIC, TELEPHONE, FIRE ALARM
	CATCHBASIN
D	DRAIN MANHOLE
S	SEWER MANHOLE
WG	WATER GATE
HYD	HYDRANT
TSV	TAPPING SLEEVE AND VALVE
T	TRANSFORMER
RD	ROOF DRAIN
TOW=30.50	TOP OF WALL ELEVATION

NOTES

DO NOT SCALE DRAWINGS.

© Copyright 2018 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
DZI
Site Planning, Civil Engineering, Landscape Architecture
Po Box 307
Foxborough, MA
508.473.4114 phone
develliszrein.com
DeVellis Zrein Inc.

Project
117 BROADWAY
117 Broadway Street, Arlington, MA

Title
GRADING AND UTILITY PLAN

Designed	IAZ
Checked	
Project No.	16045
Scale	1" = 20'
Date	08.28.19
Drawing No.	C-2

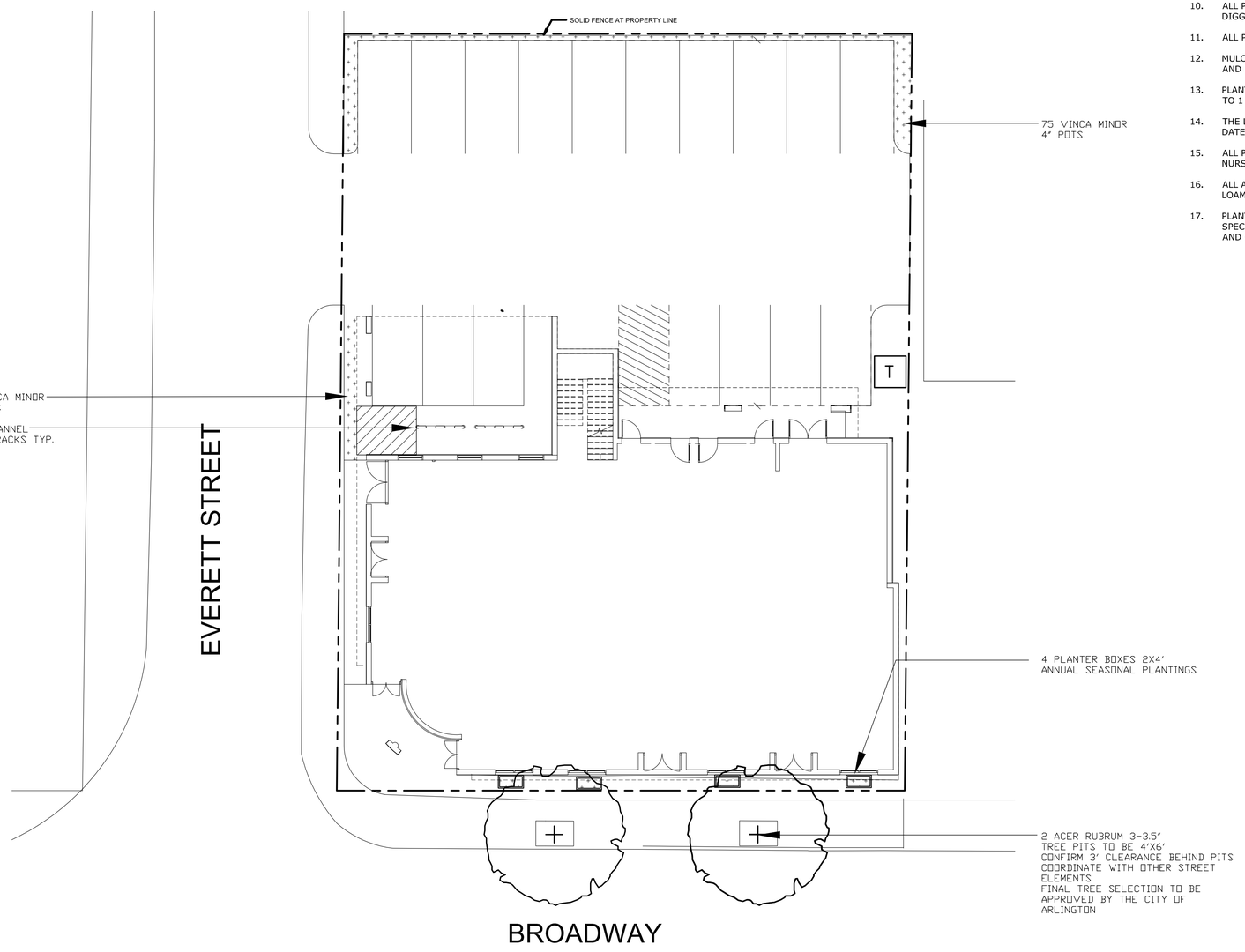
F:\2GIS-Jobs\Sync\117 Broadway-Arlington\Dwgs\2GIS-282-GU.dwg

PLANTING LEGEND

PROPERTY LINE

GROUNDCOVER / PERENNIAL PLANTING

DECIDUOUS TREE



PLANTING NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM A SITE PLAN PREPARED BY DAVIS SQUARE ARCHITECTS, OF SOMERVILLE, MA, DATED NOVEMBER 2016.
2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
3. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
4. LANDSCAPE ARCHITECT TO FLAG ALL TREES TO BE TRANSPLANTED PRIOR TO CONSTRUCTION START.
5. CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.
6. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
7. MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
8. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
9. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
10. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
11. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
12. MULCH FOR PLANTED AREAS TO BE AGED PINE BARK: PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
13. PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOILS ANALYSIS.
14. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
15. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
16. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL.
17. PLANT SPECIES AS INDICATED IN THE PLANT LIST ARE SUGGESTIONS ONLY. FINAL SELECTION OF SPECIES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDING ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE.

117 BROADWAY

ARLINGTON, MA

Land Planning, Civil Engineering
Landscape Architecture
Po Box 307
Foxborough, MA
www.develliszrein.com
tel. 508.393.8583

DeVellis Zrein Inc.

PLANTING PLAN

SCALE:	1"=10'
JOB:	2G1S-282
FILE:	2G1S-282
DRAWN:	CRM
CHECKED:	CRM
DATE:	11.11.16

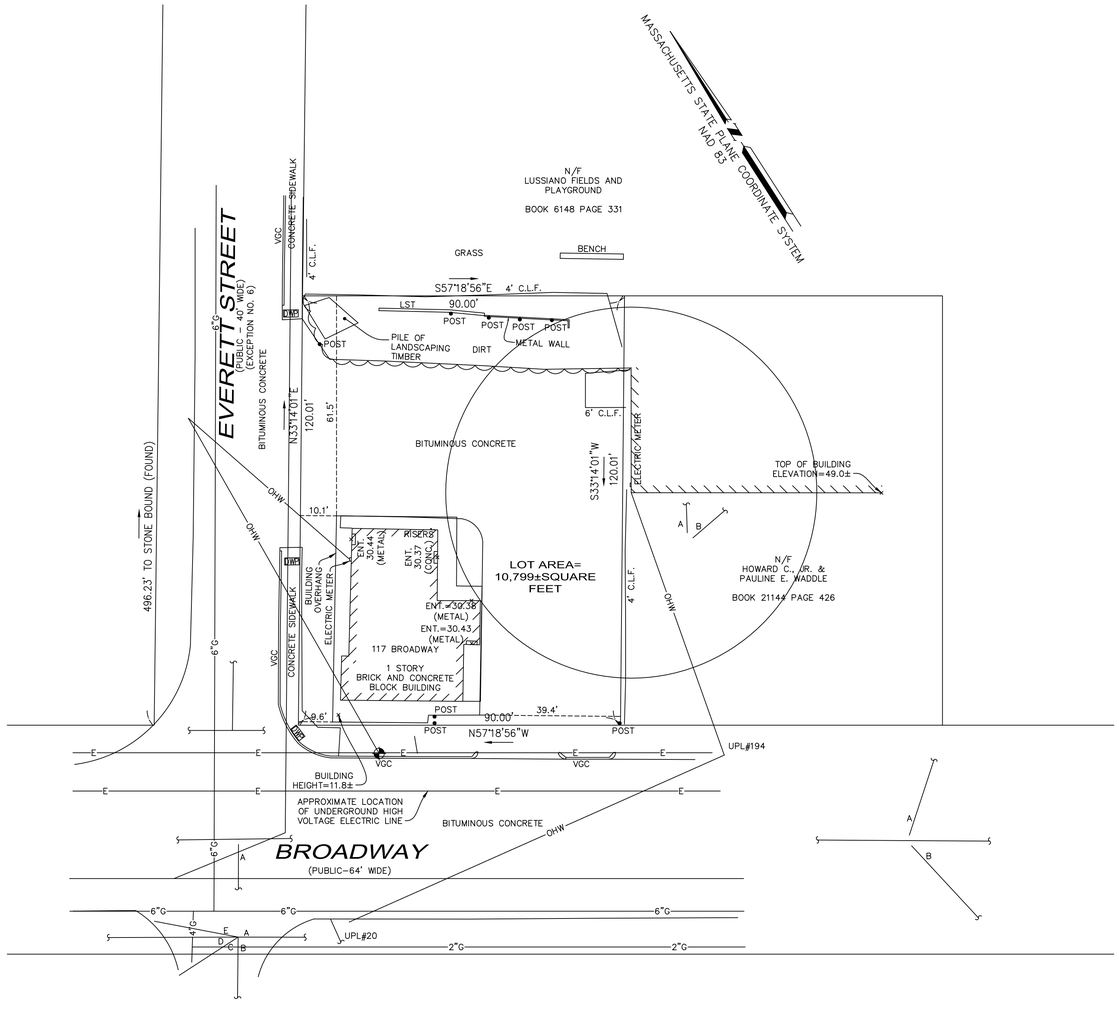
C-3

ZONING INFORMATION

DISTRICT: VEHICULAR ORIENTED BUSINESS (B4)

PERMITTED USES: RESTAURANT UNDER 2,000 SF IS NOT PERMITTED;
RESTAURANT OVER 2,000 SF REQUIRES A SPECIAL PERMIT;
SEE TABLE IN SECTION 5.04 OF ARLINGTON ZONING CODE FOR ADDITIONAL PERMITTED USES.

**ZONING INFORMATION OBTAINED FROM "ZONING CERTIFICATE", PREPARED BY ZONING SOLUTIONS, INC., AND DATED JUNE 16, 2014.



LEGEND

	CATCH BASIN
C	CABLE TELEVISION MANHOLE
D	DRAIN MANHOLE
E	ELECTRIC MANHOLE
M	MISCELLANEOUS MANHOLE
S	SEWER MANHOLE
T	TELEPHONE MANHOLE
GSO	GAS SHUT-OFF
WSO	WATER SHUT-OFF
GG	GAS GATE
WG	WATER GATE
	FIRE HYDRANT
DS	DOWN SPOUT
UP	UTILITY POLE
UP W/ UE	UTILITY POLE WITH CONDUIT LINE TO GROUND
	LIGHT POLE
LB	LIGHT BOLLARD
LL	LANDSCAPE LIGHT
LST	LANDSCAPE TIMBER
HH	HAND HOLE
TC	TRASH CAN
MP	METAL POST
CP	CONCRETE POST
PM	PARKING METER
S	SIGN POST
12"	DECIDUOUS TREE WITH TRUNK DIAMETER
12"	CONIFEROUS TREE WITH TRUNK DIAMETER
	HANDICAP PARKING
30X00	SPOT ELEVATION
CLF	CHAIN LINK FENCE
BB	BITUMINOUS CONCRETE BERM
SGC	SLOPED GRANITE CURB
VGC	VERTICAL GRANITE CURB
VCC	VERTICAL CONCRETE CURB
R=	RIM ELEVATION EQUALS
I=	INVERT ELEVATION EQUALS
TH=	TOP OF HOOD ELEVATION EQUALS
NPV	NO PIPES VISIBLE
TOW=	TOP OF WATER
BC=	BOTTOM CENTER OF CHANNEL
TW	TOP OF WALL ELEVATION
CATV	UNDERGROUND CABLE TELEVISION LINE
D	UNDERGROUND DRAIN LINE
E	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
S	UNDERGROUND SEWER LINE
T	UNDERGROUND TELEPHONE LINE
W	UNDERGROUND WATER LINE
OHW	OVERHEAD WIRES
	BENCH MARK

UTILITY INFORMATION STATEMENT

1. THE SUB-SURFACE UTILITY INFORMATION SHOWN HEREON IS COMPILED BASED ON FIELD SURVEY INFORMATION, RECORD INFORMATION AS SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES, AND PLAN INFORMATION SUPPLIED BY THE CLIENT, IF ANY; THEREFORE WE CANNOT GUARANTEE THE ACCURACY OF SAID COMPILED SUB-SURFACE INFORMATION TO ANY CERTAIN DEGREE OF STATED TOLERANCE. ONLY PHYSICALLY LOCATED SUB-SURFACE UTILITY FEATURES FALL WITHIN NORMAL STANDARD OF CARE ACCURACIES.

2. THE LOCATIONS OF UNDERGROUND PIPES, CONDUITS, AND STRUCTURES HAVE BEEN DETERMINED FROM SAID INFORMATION, AND ARE APPROXIMATE ONLY. COMPILED LOCATIONS OF ANY UNDERGROUND STRUCTURES, NOT VISIBLY OBSERVED AND LOCATED, CAN VARY FROM THEIR ACTUAL LOCATIONS.

3. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.

4. THE STATUS OF UTILITIES, WHETHER ACTIVE, ABANDONED, OR REMOVED, IS AN UNKNOWN CONDITION AS FAR AS OUR COMPILATION OF THIS INFORMATION.

5. IT IS INCUMBENT UPON INDIVIDUALS USING THIS INFORMATION TO UNDERSTAND THAT COMPILING UTILITY INFORMATION IS NOT EXACT, AND IS SUBJECT TO CHANGE BASED UPON VARYING PLAN INFORMATION RECEIVED AND ACTUAL LOCATIONS.

6. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES IS SUBJECT TO FIELD CONDITIONS, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS AND OTHER MATTERS.

7. THE PROPER UTILITY ENGINEERING/COMPANY SHOULD BE CONSULTED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHOULD BE VERIFIED IN THE FIELD (V.I.F.) BEFORE PLANNING FUTURE CONNECTIONS. CONTACT THE DIG SAFE CALL CENTER AT 1-888-344-7233, SEVENTY-TWO HOURS PRIOR TO EXCAVATION, BLASTING, GRADING, AND/OR PAVING.

TABLE A ITEMS:

3. THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, MASSACHUSETTS. COMMUNITY PANEL NO. 25017C0417E, EFFECTIVE DATE: JUNE 4, 2010.

16. THERE WAS NO SURFACE EVIDENCE OF BUILDING CONSTRUCTION AT THE TIME OF THE SURVEY.

17. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES TO THE ABUTTING RIGHT-OF-WAY LINES.

18. THERE WAS NOT SURFACE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP AT THE TIME OF THE SURVEY.

19. WETLANDS DO NOT APPEAR TO BE PRESENT ON SITE BASED ON INFORMATION AVAILABLE AT THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE PRESENCE OF WETLANDS HAS NOT BEEN CONFIRMED BY AN ENVIRONMENTAL SCIENTIST TRAINED IN THE IDENTIFICATION OF WETLANDS.

EXHIBIT A

A CERTAIN PARCEL OF LAND SITUATED IN ARLINGTON, MIDDLESEX COUNTY, MASSACHUSETTS, WITH THE BUILDINGS THEREON, BEING SHOWN AS LOT 1 ON A PLAN ENTITLED "SUB-DIVISION OF LAND IN ARLINGTON, MASSACHUSETTS", DATED FEBRUARY, 1952 JOS. J. SULLIVAN, C.E., RECORDED WITH MIDDLESEX SOUTH DISTRICT DEEDS, BOOK 7865 PAGE 553, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHEASTERLY BY LAND OF THE TOWN OF ARLINGTON, NINETY (90) FEET;

SOUTHEASTERLY BY LOT 2 AS SHOWN ON SAID PLAN, ONE HUNDRED TWENTY AND 01/100 (120.01) FEET;

SOUTHWESTERLY BY BROADWAY AS SHOWN ON SAID PLAN, NINETY (90) FEET; AND

NORTHWESTERLY BY EVERETT STREET AS SHOWN ON SAID PLAN, ONE HUNDRED TWENTY AND 01/100 (120.01) FEET.

CONTAINING 10,800 SQUARE FEET OF LAND ACCORDING TO SAID PLAN.

SCHEDULE BII-EXCEPTIONS

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

NOTE: THIS POLICY OMITS ANY COVENANTS, CONDITIONS OR RESTRICTIONS REFERRED TO BELOW, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAW, EXCEPT TO THE EXTENT THAT SAID COVENANTS, CONDITIONS OR RESTRICTIONS ARE PERMITTED BY APPLICABLE STATE OR FEDERAL LAW.

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE OF THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION.

3. THE FOLLOWING MATTERS SHOWN ON PLAN OF SURVEY ENTITLED "TOPOGRAPHIC PLAN OF LAND 117 BROADWAY ARLINGTON, MASSACHUSETTS" PREPARED FOR: HOUSING CORPORATION OF ARLINGTON DATED FEBRUARY 19, 2014 SCALE 1" = 20' PROJECT 1027 BY NITSCH ENGINEERING:

A. OVERHEAD WIRE ON EVERETT STREET CROSSES CORNER OF LAND TO UTILITY POLE ON BROADWAY;

B. POSSIBLE ENCROACHMENT OF 6' CHAIN LINK FENCE AND OTHER FENCE OVER BOUNDARY WITH LAND N/F HOWARD C. JR. & PAULINE E. WADDLE;

C. ENCROACHMENT OF 4' CHAIN LINK FENCE OVER BOUNDARY LINE WITH N/F LUSSIANO FIELDS AND PLAYGROUND

4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)

5. SUCH MATTERS AS WOULD BE DISCLOSED BY A CURRENT CERTIFICATE OF MUNICIPAL LIENS. NOTE(I): ITEMS 2 AND 4 WILL BE REVISED OR DELETED UPON RECEIPT OF A SATISFACTORY AFFIDAVIT AS TO PARTIES IN POSSESSION AND MECHANICS' LIENS. ITEM 3 WILL BE DELETED OR REVISED UPON RECEIPT OF A SATISFACTORY SURVEY AND SURVEYOR'S REPORT. ITEM 5 WILL BE REVISED UPON RECEIPT OF CERTIFICATE OF MUNICIPAL LIENS. (NOT A SURVEY MATTER)

6. TAKING BY THE TOWN OF ARLINGTON FOR THE LAYOUT OF EVERETT STREET, RECORDED AT BOOK 10509 PAGE 483. (EVERETT STREET AS SHOWN ON THE SURVEY).

7. ORDER FOR SIDEWALK CONSTRUCTION BY THE TOWN OF ARLINGTON, RECORDED AT BOOK 13305 PAGE 17. (NOT PLOTTABLE)

TO: HOUSING CORPORATION OF ARLINGTON, A MASSACHUSETTS NONPROFIT CORPORATION, FIDELITY NATIONAL TITLE INSURANCE COMPANY AND TOGETHER WITH THEIR SUCCESSORS AND/OR ASSIGNS; AND LEADER BANK, N.A.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 7(b)(1), 8, 9, 11(a), 13, 14, AND 16-19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2/19/2014.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FILE NO. 14-0011 TN-FN
EFFECTIVE DATE: FEBRUARY 13, 2014

GRAPHIC SCALE

20 10 0 20 40 60

SCALE: 1"=20'

PAUL R. LEBARON, P.L.S. DATE

Nitsch Engineering

www.nitscheng.com
2 Center Plaza, Suite 430
Boston, MA 02108
T: (617) 338-0063
F: (617) 338-6472

- Civil Engineering
- Land Surveying
- Transportation Engineering
- Sustainable Site Consulting
- Planning
- GIS

PROJECT # 10127			
FILE: 10127_TOPO_Broadway_020415.dwg			
SCALE: 1"=20'			
DATE: 2/19/2014			
PROJECT MANAGER: PRL			
FIELD BOOK:			
DRAFTED BY: TAL	REV.	COMMENTS	DATE
CHECKED BY: PRL		REVISIONS	

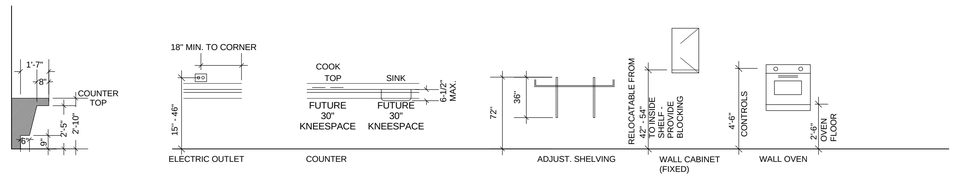
ALTA/ACSM LAND TITLE SURVEY
117 BROADWAY
ARLINGTON, MASSACHUSETTS

PREPARED FOR:
HOUSING CORPORATION OF ARLINGTON
20 ACADEMY STREET, ARLINGTON, MASSACHUSETTS 02476

SHEET: EX-1 OF REV.

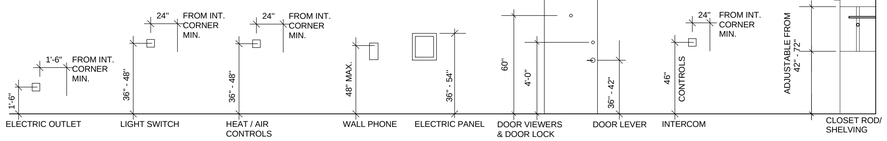
9/20/2016, 2:45 PM

g:\16\16045 - 117 broadway\117b - inbox\survey\10127_topo_broadway_020415.dwg

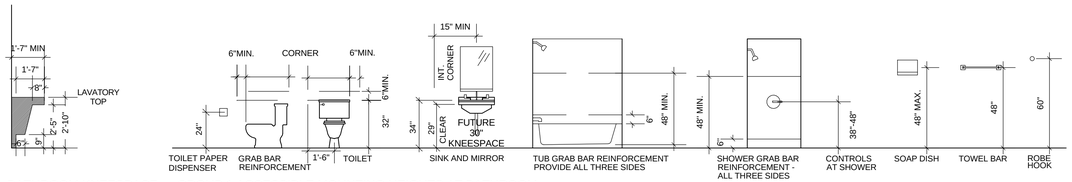


KITCHEN KNEESPACE GROUP 1 ACCESSIBLE MOUNTING HEIGHTS AT KTCHEN

-- ALL PLUMBING, CONDUIT AND PERMANENT OBSTRUCTIONS TO BE INSTALLED WITHIN SHADED SECTIONS SHOWN.



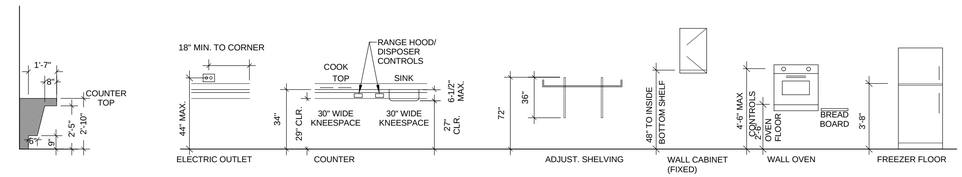
GENERAL KNEESPACE GROUP 1 ACCESSIBLE MOUNTING HEIGHTS AT UNIT



BATHROOM KNEESPACE GROUP 1 ACCESSIBLE MOUNTING HEIGHTS AT BATHROOM

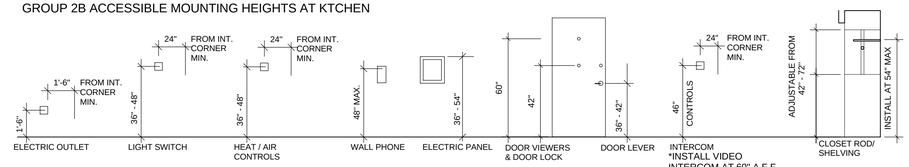
Group1-mh.dwg

G-1	GROUP 1 MOUNTING HEIGHTS, TYPICAL UNITS
NOT TO SCALE	



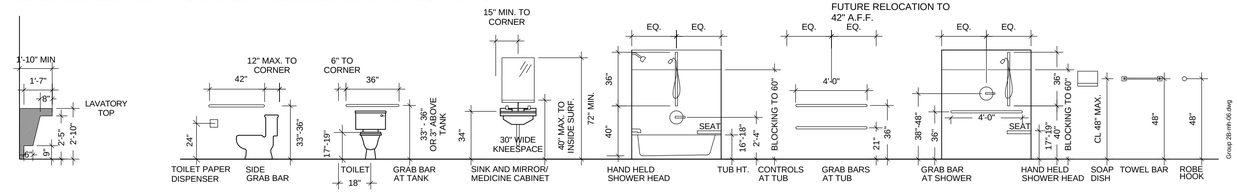
KITCHEN KNEESPACE GROUP 2B ACCESSIBLE MOUNTING HEIGHTS AT KTCHEN

-- ALL PLUMBING, SUPPORTS & OBSTRUCTIONS TO BE INSTALLED WITHIN SHADED SECTIONS SHOWN.
-- INSULATE ALL PIPES, DRAINS & ROUGH, SHARP OR HOT SURFACES



GENERAL KNEESPACE GROUP 2B ACCESSIBLE MOUNTING HEIGHTS AT UNIT

*INSTALL VIDEO INTERCOM AT 60" A.F.F., PROVIDE MATERIAL FOR FUTURE RELOCATION TO 42" A.F.F.

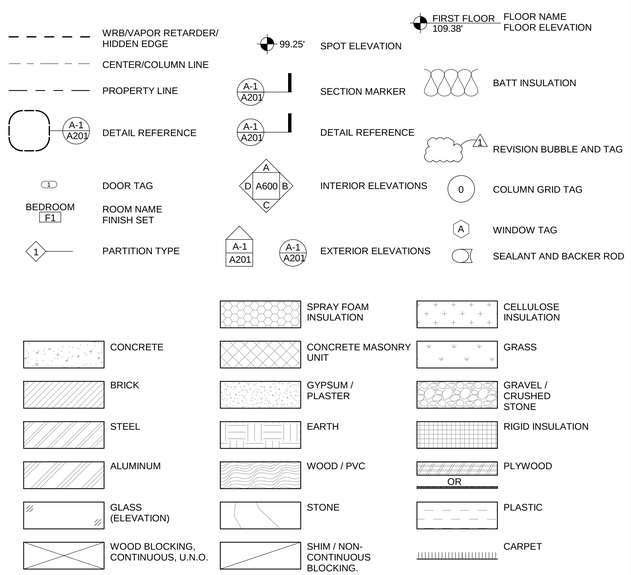


Group 2B-mh-06.dwg

A-1	GROUP 2 MOUNTING HEIGHTS, ACC. UNITS & COMMON AREAS
NOT TO SCALE	

&	AND
Δ	ANGLE
C	CHANNEL
@	AT
Ç	CENTERLINE
Ø	DIAMETER
⊥	PERPENDICULAR
#	POUND / NUMBER
(E)	EXISTING
ABV	ABOVE
A.F.F.	ABV FINISH FLOOR
ADD	ADDENDUM
ADJ	ADJACENT
AGG	AGGREGATE
A/C	AIR CONDITIONING
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR
ANOD	ANODIZED
APX	APPROXIMATE
ARCH	ARCHITECT (URAL)
A.D.	AREA DRAIN
ASB	ASBESTOS
AUTO	AUTOMATIC
AVG	AVERAGE
A.T.	ALUMINUM THRESHOLD
BC	BITUMINOUS CONCRETE
BSMT	BASEMENT
BRG	BEARING
BM	BEAM
BEL	BELOW
BET	BETWEEN
BIT	BITUMINOUS
BLK	BLOCK
BLKG	BLOCKING
BD	BOARD
BOT	BOTTOM
BKT	BRACKET
BRK	BRICK
BLDG	BUILDING
B.U.R.	BUILT UP ROOF
CLKG	CAULKING
CAB	CABINET
CPT	CARPET
C.I.	CAST IRON
C.B.	CATCH BASIN
CLG	CEILING
CEM	CEMENT
C.T.	CERAMIC TILE
C.O.	CLEAN OUT
CLR	CLEAR
CLO	CLOSET
COL	COLUMN
COMP	COMPRESS
CONC	CONCRETE
C.M.U.	CONC MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
C.J.	CONTROL JOINT
C.G.	CORNER GUARD
CORR	CORRIDOR
CS	COUNTER SINK
CRS	COURSE
DEPT	DEPARTMENT
DET	DETAIL
DIAG	DIAGONAL
DIAM	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DR	DOOR
DBL	DOUBLE
DS	DOWNSPOUT
DN	DOWN
DWG	DRAWING
D.F.	DRINKING FOUNTAIN
EA	EACH
E	EAST
ELEC	ELECTRIC
EL	ELEVATION
ELEV	ELEVATOR
ENC	ENCLOSURE
EQ	EQUAL
EQP	EQUIPMENT
EXH	EXHAUST
EXST	EXISTING
EXP	EXPANSION
E.J.	EXPANSION JOINT
EXP	EXPOSED
EXT	EXTERIOR
FAB	FABRICATED
F.O.C.	FACE OF CONC
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD STRUCTURE
FJP	FINGER-JOINTED PINE
FIN	FINISH
F.F.	FINISH FLOOR
F.A.	FIRE ALARM
FC	FIRECODE
F.E.	FIRE EXTINGUISHER
F.H.C.	FIRE HOSE CABINET
FPRF	FIREPROOF
F.R.	FIRE RATING
FIXT	FIXTURE
FLASH	FLASHING
FLEX	FLEXIBLE
FL	FLOOR
F.D.	FLOOR DRAIN
FLUOR	FLUORESCENT
FT	FOOT
FTG	FOOTING
FND	FOUNDATION
F.S.	FULL SIZE
FURR	FURRING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACT
GL	GLASS
GB	GRAB BAR
GR	GRADE
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
HDWE	HARDWARE
HDWD	HARDWOOD
HT	HEIGHT
HPT	HIGH POINT
HC	HOLLOW CORE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HB	HOSE BIB
HWH	HOT WATER HEATER
HR	HOUR
IN	INCH
INCL	INCLUDE
ID	INSIDE DIAMETER
INS	INSULATE
INT	INTERIOR
INTM	INTERMEDIATE
INV	INVERT
IPS	IRON PIPE SIZE
JAN	JANITOR
JT	JOINT
J	JOIST
KIT	KITCHEN
KO	KNOCK OUT
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LB	POUND
LT	LIGHT
LS	LIGHT SWITCH
LWT	LIGHTWEIGHT
LTL	LINTEL
LVR	LOUVER
LPT	LOW POINT
MACH	MACHINE
MH	MANHOLE
MFR	MANUFACTURER
MAS	MASONRY
MTL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MET	METAL
MN	MINIMUM
MISC	MISCELLANEOUS
MR	MOISTURE RESISTANT
MLDG	MOULDING
M.T.	MARBLE THRESHOLD
NOM	NOMINAL
NC	NONCORROSIVE
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER
O.C.	ON CENTER
OFF	OFFICE
OPNG	OPENING
OPP	OPPOSITE
OPH	OPPOSITE HAND
OZ	OUNCE
O.D.	OUTSIDE DIAMETER
OA	OVERALL
OH	OVERHEAD
PNT	PAINT
PR	PAIR
PNL	PANEL
PTN	PARTITION
PVMT	PAVEMENT
PLAS	PLASTER
P.LAM	PLASTIC LAMINATE
PL	PLATE
PWD	PLYWOOD
PROP	PROPOSED
QTY	QUANTITY
Q.T.	QUARRY TILE
RAD	RADIUS
REF	REFERENCE
RFL	REFLECT
REQ'D	REQUIRED
R.B.	RESILIANT BASE
RA	RETURN AIR
R	RISER
RD	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
SCH	SCHEDULE
SNT	SEALANT
SHT	SHEET
SM	SHEET METAL
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SST	STAINLESS STEEL
ST	STAIR
STD	STANDARD
STL	STEEL
STO	STORAGE
STR	STRUCTURAL
SUSP	SUSPENDED
TEL	TELEPHONE
TEMP	TEMPORARY
TC	TERRA COTTA
TZ	TERRAZZO
THK	THICK
T&G	TONGUE & GROOVE
T.O.	TOP OF
TC	TOP OF CONCRETE
TF	TOP OF FOOTING
TS	TOP OF SLAB
TS	TOP OF STEEL
TYP	TYPICAL
U.N.O.	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VEST	VESTIBULE
VIN	VINYL
VWC	VINYL WALL COVER
W.C.	WATER CLOSET
WP	WATERPROOF
WT	WEIGHT
WF	WIRE FABRIC
W	WIDTH. WELDED. WEST
WIN	WINDOW
W.M.	WIRE MESH
WO	WITHOUT
WD	WOOD
W.I.	WROUGHT IRON

G-8	ABBREVIATIONS
NOT TO SCALE	



A-9	SYMBOLS
NOT TO SCALE	

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
GENERAL NOTES AND MOUNTING HEIGHTS

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	As indicated
Date	10.31.2018

Drawing No.
A001

©

DOOR SCHEDULE

TYPE MARK	USE	DIMENSIONS			FIRE RATING	DOOR		FRAME		Hardware	COMMENTS
		WIDTH	HEIGHT	THICKNESS		MATERIAL	FINISH	MATERIAL	FINISH		
A	STOREFRONT - MAIN ENTRY DOOR		92 1/4"	1 3/4"		ALUM	CAA	ALUM	CAA		
E	SINGLE FLUSH DOOR - BACK ENTRY	36"	80"	1 3/4"		MTL	PTD	MTL	PTD		
F	INTERIOR DOOR		80"	1 3/4"	60	MTL	PTD	MTL	PTD		
G	UNIT ENTRY DOOR	36"	80"	1 3/4"	60	MTL	PTD	MTL	PTD	H7	
H				1 3/4"						H15	
J				1 3/4"		WD	PTD	WD	PTD		
K	BALCONY DOOR	72"	96"	1 3/4"		WD	PTD	WD	PTD	H17	
L	MECH SPACE	30"	80"	1 3/4"		WD	PTD	WD	PTD	H11	
M	MECH DOOR	36"	80"	1 3/4"		WD	PTD	WD	PTD	H12	
N	TRASH EXTERIOR DOOR	36"	80"	1 3/4"		MTL	PTD	MTL	PTD	H16	

72"

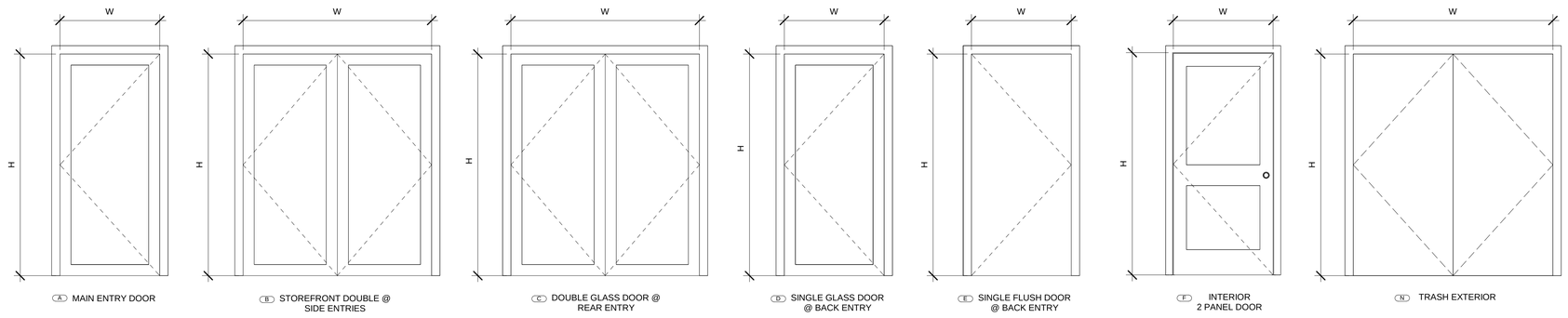
FINISH SCHEDULE

NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	COMMENTS
UNIT					
BATHROOM	CERAMIC TILE	CERAMIC TILE	PAINTED GWB	PAINTED GWB	
BEDROOM	LVP	RESILIENT	PAINTED GWB	PAINTED GWB	
KITCHEN	LVP	RESILIENT	PAINTED GWB	PAINTED GWB	
LIVING / DINING	LVP	RESILIENT	PAINTED GWB	PAINTED GWB	
COMMON					
BIKE STORAGE	LVT	RESILIENT	PAINTED GWB	PAINTED GWB	
CORRIDOR	LVT	RESILIENT	PAINTED GWB	PAINTED GWB	
ENTRY VESTIBULE	WALKOFF MAT	RESILIENT	PAINTED GWB	PAINTED GWB	
LAUNDRY	LVT	RESILIENT	PAINTED GWB	PAINTED GWB	
MAINTENANCE	VCT	RESILIENT	GWB	GWB	
MECHANICAL / SPRINKLER	VCT	RESILIENT	GWB	GWB	
STAIR	LVT	RESILIENT	PAINTED GWB	PAINTED GWB	

NOTE: ALL CLOSETS SHALL HAVE SAME FINISHES AS THE ADJOINING ROOM

H-8 | FINISH SCHEDULE

NOT TO SCALE



A-1 | DOOR AND FINISH SCHEDULE

NOT TO SCALE

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS

240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project

117 BROADWAY

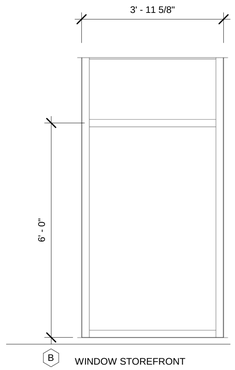
117 BROADWAY, ARLINGTON, MA 02474

Title

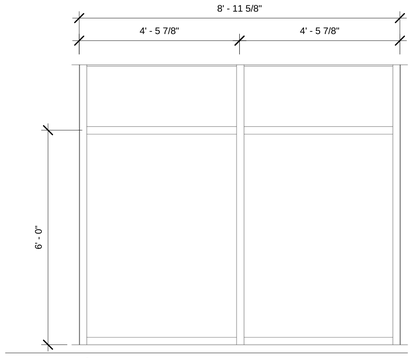
DOOR AND FINISH SCHEDULE

95% PRICING SUBMISSION

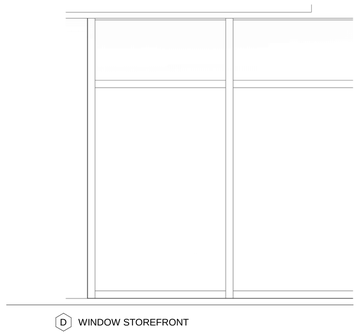
Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/2" = 1'-0"
Date	10.31.2018
Drawing No.	A002



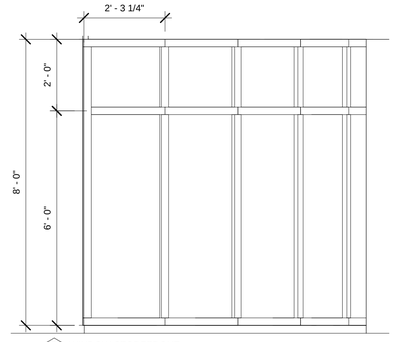
B WINDOW STOREFRONT



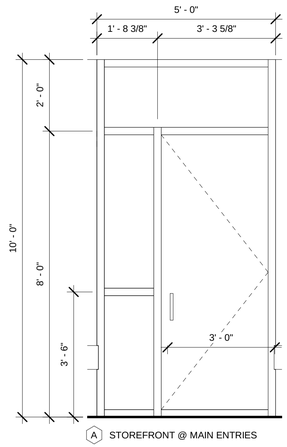
C WINDOW STOREFRONT



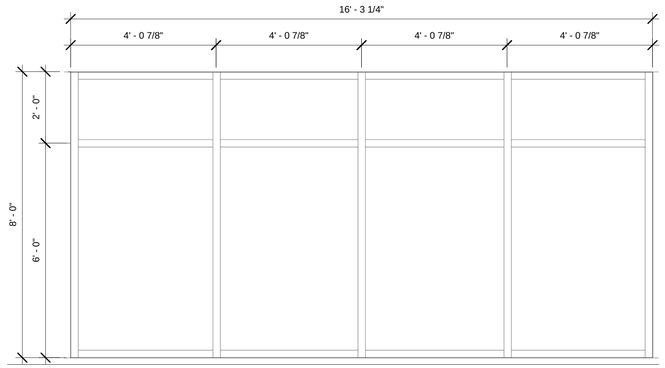
D WINDOW STOREFRONT



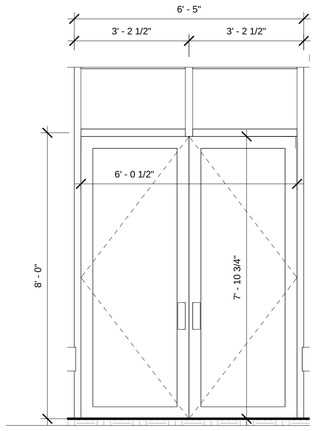
G WINDOW STOREFRONT



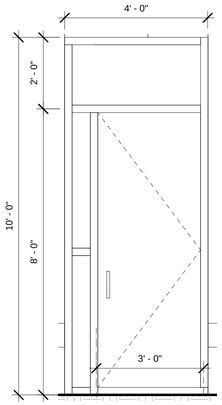
A STOREFRONT @ MAIN ENTRIES



F WINDOW STOREFRONT



H STOREFRONT @ MAIN ENTRIES



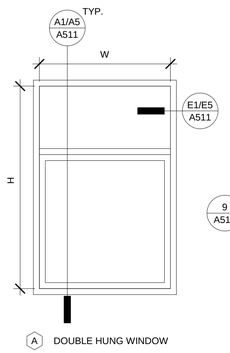
J STOREFRONT @ MAIN ENTRIES

F-1 STOREFRONTS

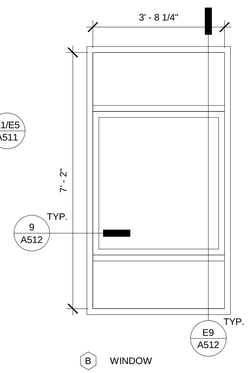
NOT TO SCALE

Window Schedule

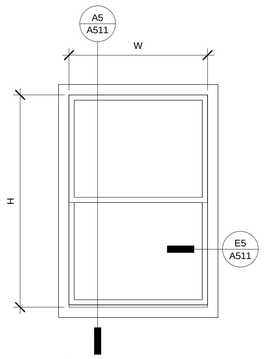
LEVEL	TYPE MARK	FAMILY	Dimensions WIDTH	Dimensions HEIGHT	MATERIAL	TYP. DETAIL	COMMENTS
	28	Fixed&Projecting	36"	72"			
	A	Fixed&Projecting	48"	72"			
	B	Window-tall	48 1/4"	90"			
	C	Double Hung with Trim	48"	72"			
LEVEL 4	D	Double Hung with Trim	24"	72"			
	E	Double-Double Hung w trim	72"	72"			



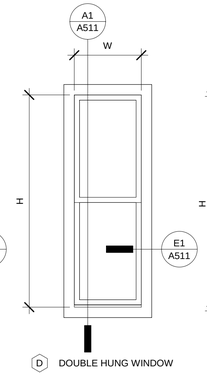
A DOUBLE HUNG WINDOW



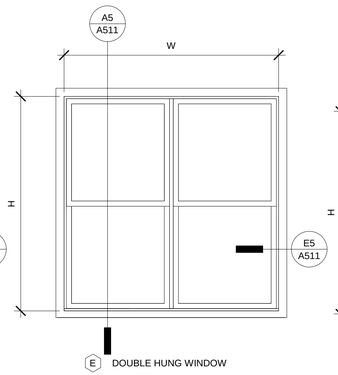
B WINDOW



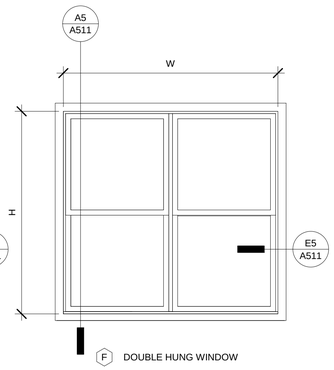
C DOUBLE HUNG WINDOW



D DOUBLE HUNG WINDOW



E DOUBLE HUNG WINDOW



F DOUBLE HUNG WINDOW

A-1 WINDOW SCHEDULE

NOT TO SCALE

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
WINDOW SCHEDULE

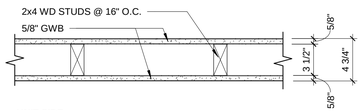
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/2" = 1'-0"
Date	10.31.2018

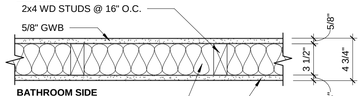
Drawing No.
A003

INTERIOR WALLS

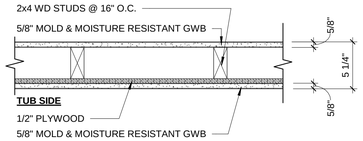
W1
PARTITION WALL
RATING: N/A
STC: N/A



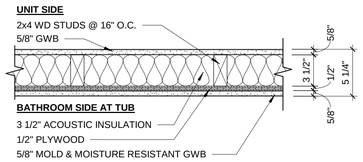
W2
UNIT/BATH WALL
RATING: N/A
STC: 39



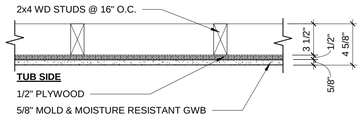
W3
BATH FIN WALL
RATING: N/A
STC: 39



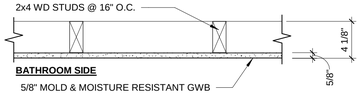
W4
UNIT/BATH WALL
AT TUB SURROUND
RATING: N/A
STC: 39



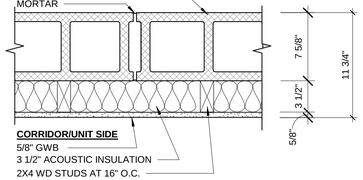
W5
BATH BUMPOUT
AT TUB SURROUND
RATING: N/A
STC: 39



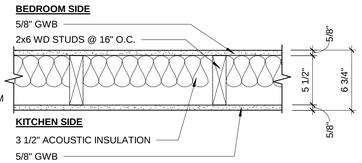
W6
BATH BUMPOUT
AT TUB SURROUND
RATING: N/A
STC: N/A



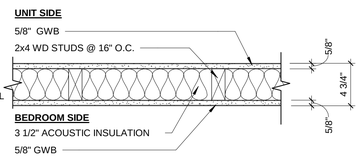
W7
ELEVATOR WALL
UL #
RATING:
STC: N/A



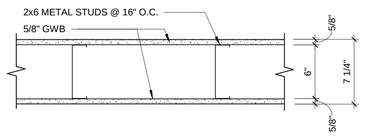
W8
KITCHEN/BEDROOM
BEDROOM/BEDROOM
RATING: N/A
STC: N/A



W9
UNIT/BEDROOM WALL
RATING: N/A
STC: 39

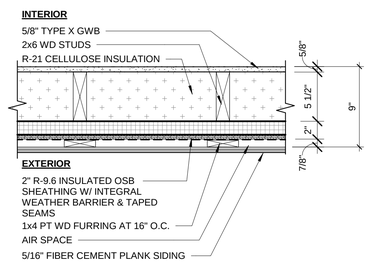


W10
PARTITION WALL
RATING: N/A
STC: N/A

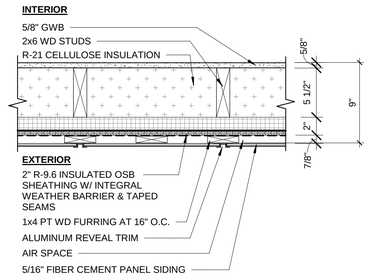


EXTERIOR WALLS

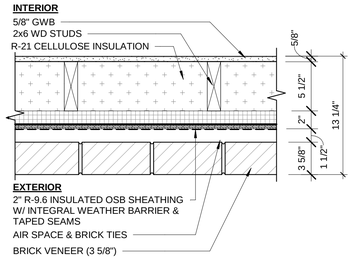
E1
EXTERIOR WALL
UL #U356
RATING: 1-HOUR
STC: N/A



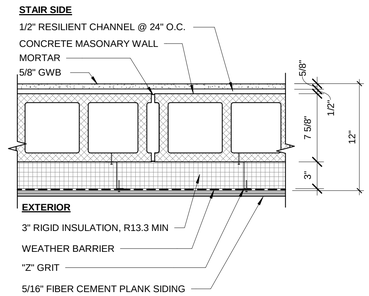
E2
EXTERIOR WALL
UL #U356
RATING: 1-HOUR
STC: N/A



E3
EXTERIOR WALL
UL #U356
RATING: 1-HOUR
STC: N/A

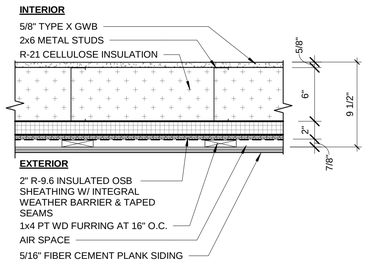


E4
EXTERIOR WALL
UL #
RATING:
STC: N/A

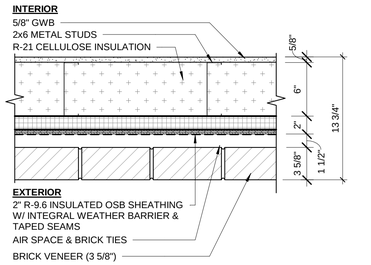


NOTE: GWB TO BE MOLD AND MOISTURE RESISTANT AT BATHROOMS. PROVIDE 1/2" PLYWOOD BACKING AT ALL TUB AND SHOWER SURROUNDS.

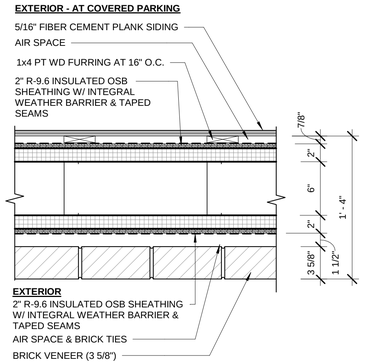
E5
EXTERIOR WALL
UL #
RATING:
STC: N/A



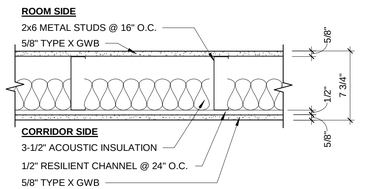
E6
EXTERIOR WALL
UL #
RATING:
STC: N/A



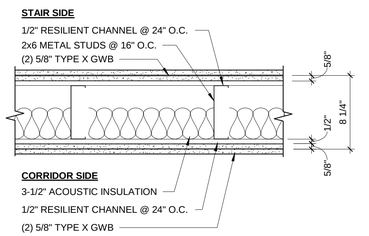
E7
EXTERIOR WALL
UL #
RATING:
STC: N/A



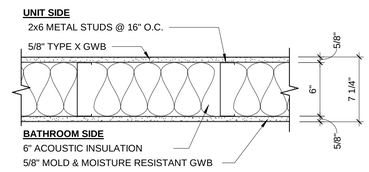
D8
CORRIDOR WALL
UL #
RATING:
STC:



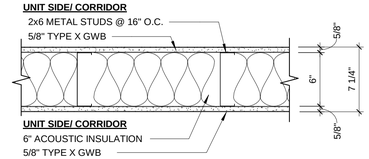
D9
CORRIDOR WALL
UL #
RATING:
STC:



D10
COMMERCIAL/
BATH WALL
RATING: N/A
STC:

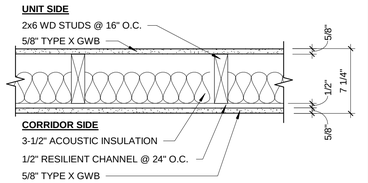


D11
COMMERCIAL/
COMMERCIAL
RATING: N/A
STC:

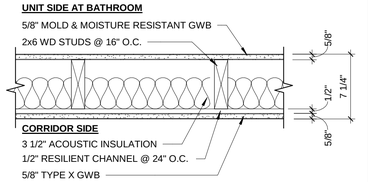


DEMISING WALLS

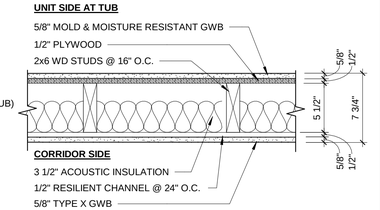
D1
CORRIDOR WALL
UL #U344
RATING: 1 HOUR
STC: 52



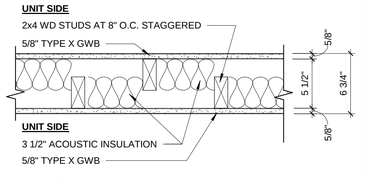
D2
CORRIDOR WALL
AT BATHROOM
UL #U340
RATING: 1 HOUR
STC: 54



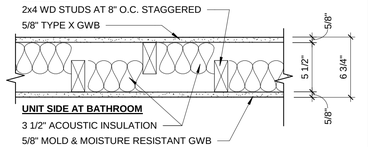
D3
CORRIDOR WALL
AT BATHROOM (TUB)
UL #U344
RATING: 1 HOUR
STC: 52



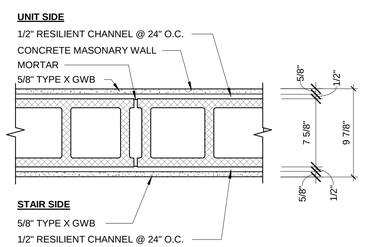
D4
DEMISING WALL
UL #U340
RATING: 1 HOUR
STC: 54



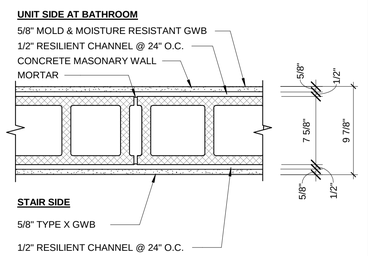
D5
DEMISING WALL
AT BATHROOM
UL #U334
RATING: 2 HOUR
STC: 61



D6
STAIR WELL
UL #
RATING:
STC:



D7
STAIR WELL
UL #
RATING:
STC:



NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissqarearchitects.com

Consultant

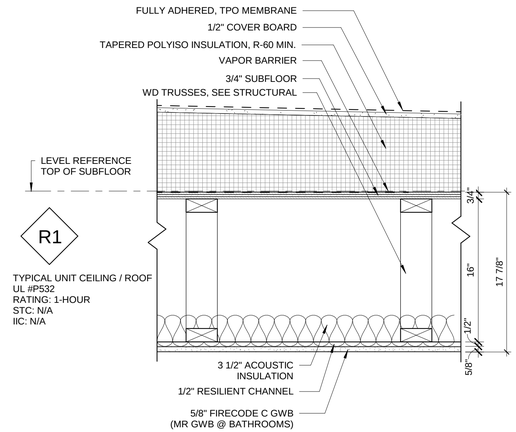
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
WALL TYPES

95% PRICING SUBMISSION

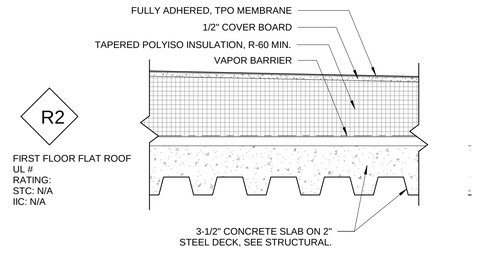
Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1 1/2" = 1'-0"
Date	10.31.2018
Drawing No.	A004

CEILING / ROOFS



R1

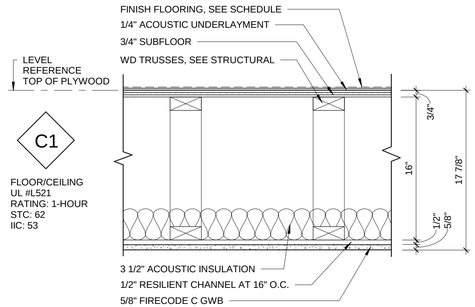
TYPICAL UNIT CEILING / ROOF
UL #P532
RATING: 1-HOUR
STC: N/A
IIC: N/A



R2

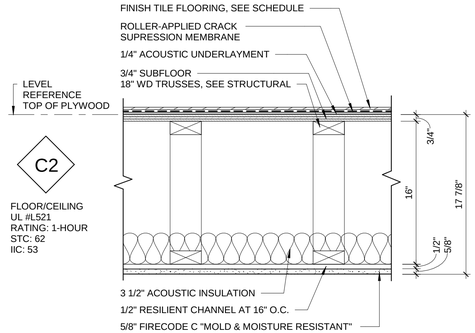
FIRST FLOOR FLAT ROOF
UL #
RATING:
STC: N/A
IIC: N/A

CEILING / FLOORS



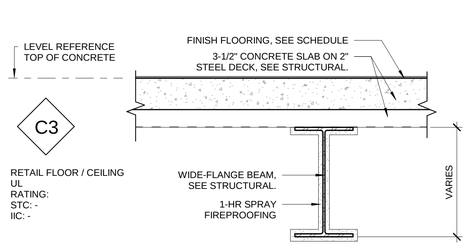
C1

FLOOR/CEILING
UL #L521
RATING: 1-HOUR
STC: 62
IIC: 53



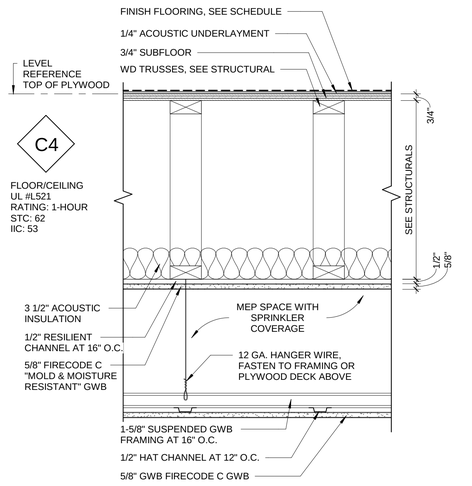
C2

FLOOR/CEILING
UL #L521
RATING: 1-HOUR
STC: 62
IIC: 53



C3

RETAIL FLOOR / CEILING
UL
RATING:
STC: -
IIC: -



C4

FLOOR/CEILING
UL #L521
RATING: 1-HOUR
STC: 62
IIC: 53

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

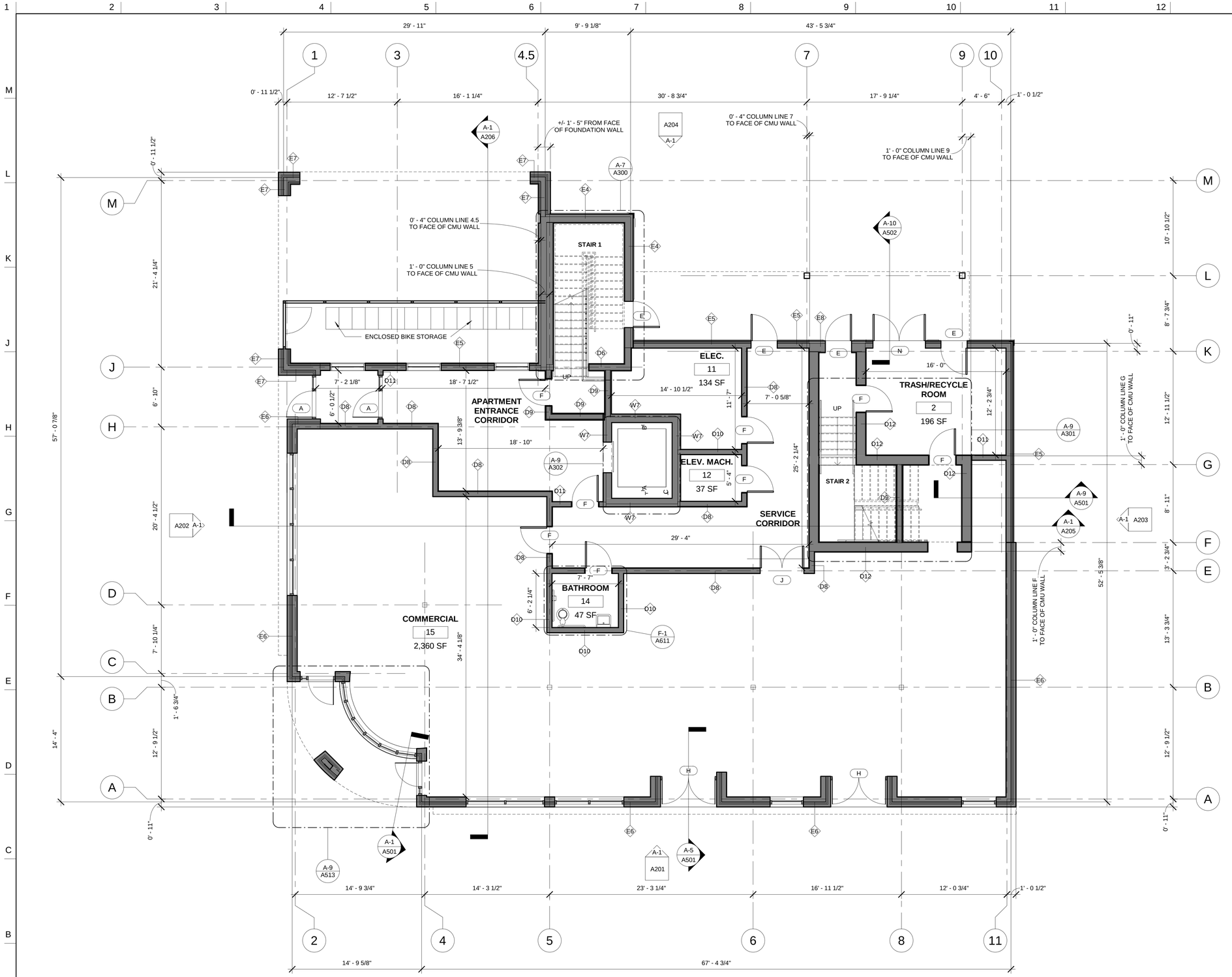
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
FLOOR & ROOF TYPES

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1 1/2" = 1'-0"
Date	10.31.2018

Drawing No.
A005



NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

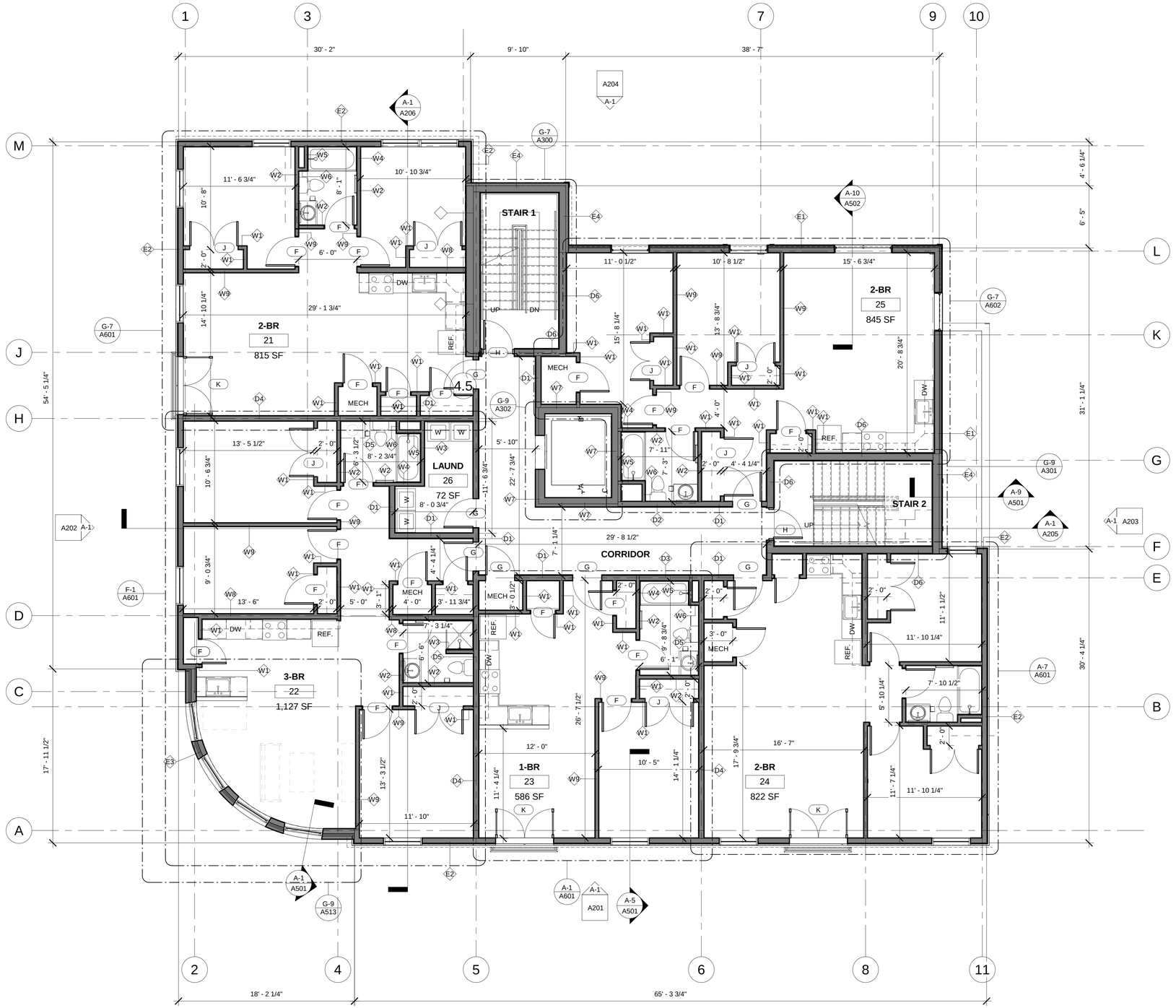
Title
FIRST FLOOR PLAN

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	3/16" = 1'-0"
Date	10.31.2018

Drawing No.
A101

A-1 | LEVEL 1 FLOOR PLAN
3/16" = 1'-0"



NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

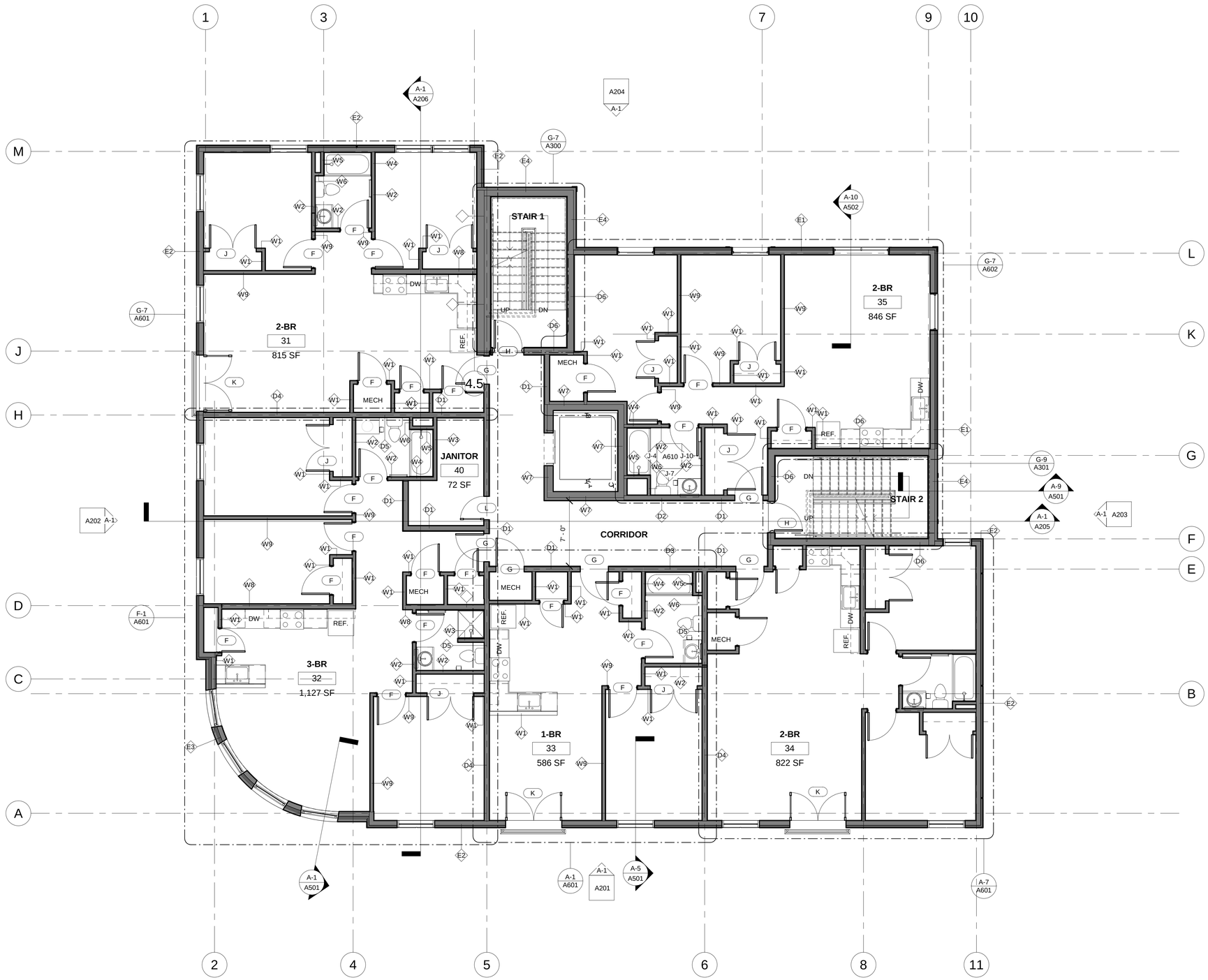
Title
SECOND FLOOR PLAN

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	3/16" = 1'-0"
Date	10.31.2018

Drawing No.
A102

A-1	LEVEL 2 FLOOR PLAN
3/16" = 1'-0"	



NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissqarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

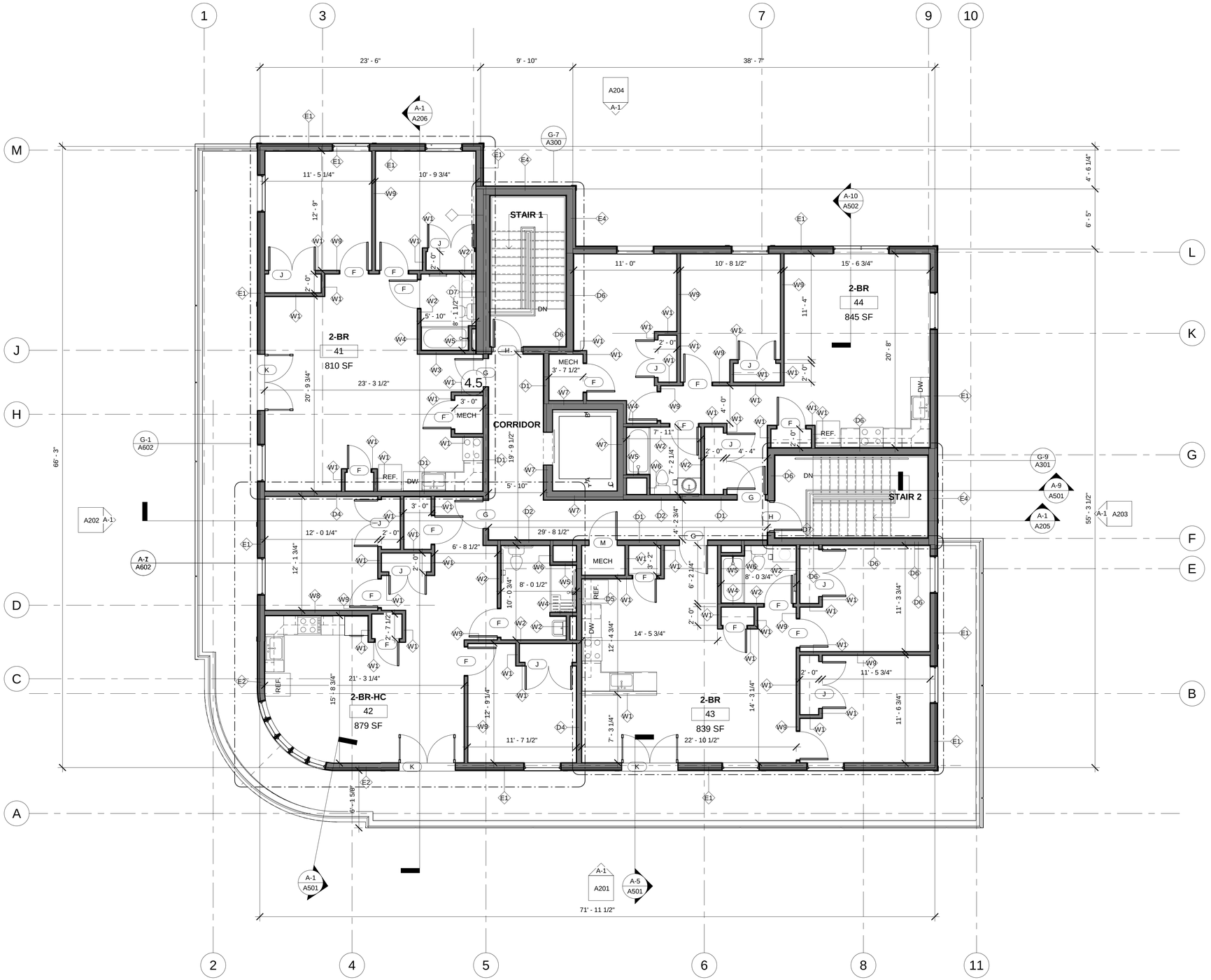
Title
THIRD FLOOR PLAN

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	3/16" = 1'-0"
Date	10.31.2018

Drawing No.
A103

A-1 | LEVEL 3 FLOOR PLAN
3/16" = 1'-0"



NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS

240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

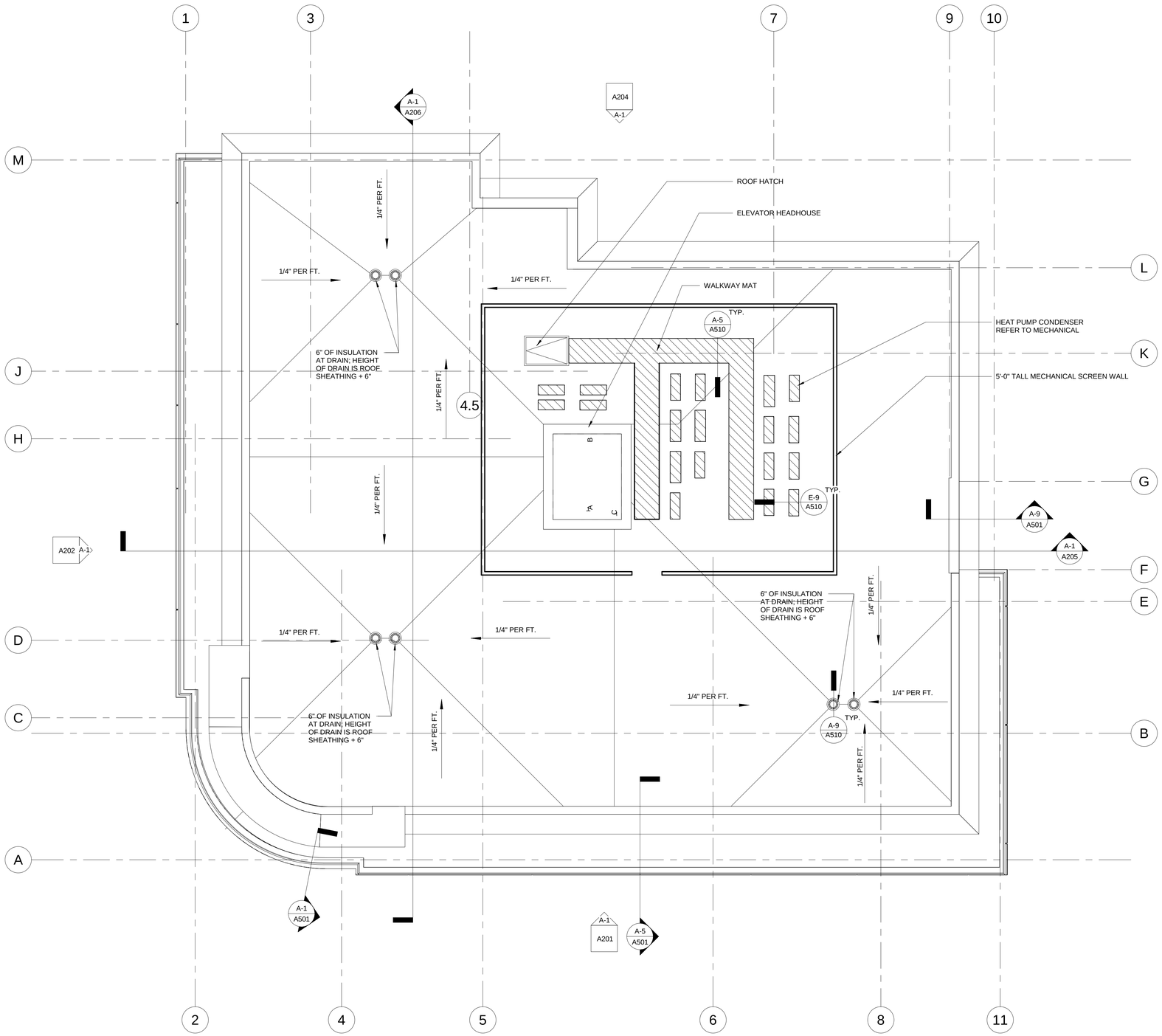
Title
FOURTH FLOOR PLAN

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	3/16" = 1'-0"
Date	10.31.2018
Drawing No.	A104

A-1 | LEVEL 4 FLOOR PLAN

3/16" = 1'-0"



NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS

240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project

117 BROADWAY

117 BROADWAY, ARLINGTON, MA 02474

Title

ROOF PLAN

95% PRICING SUBMISSION

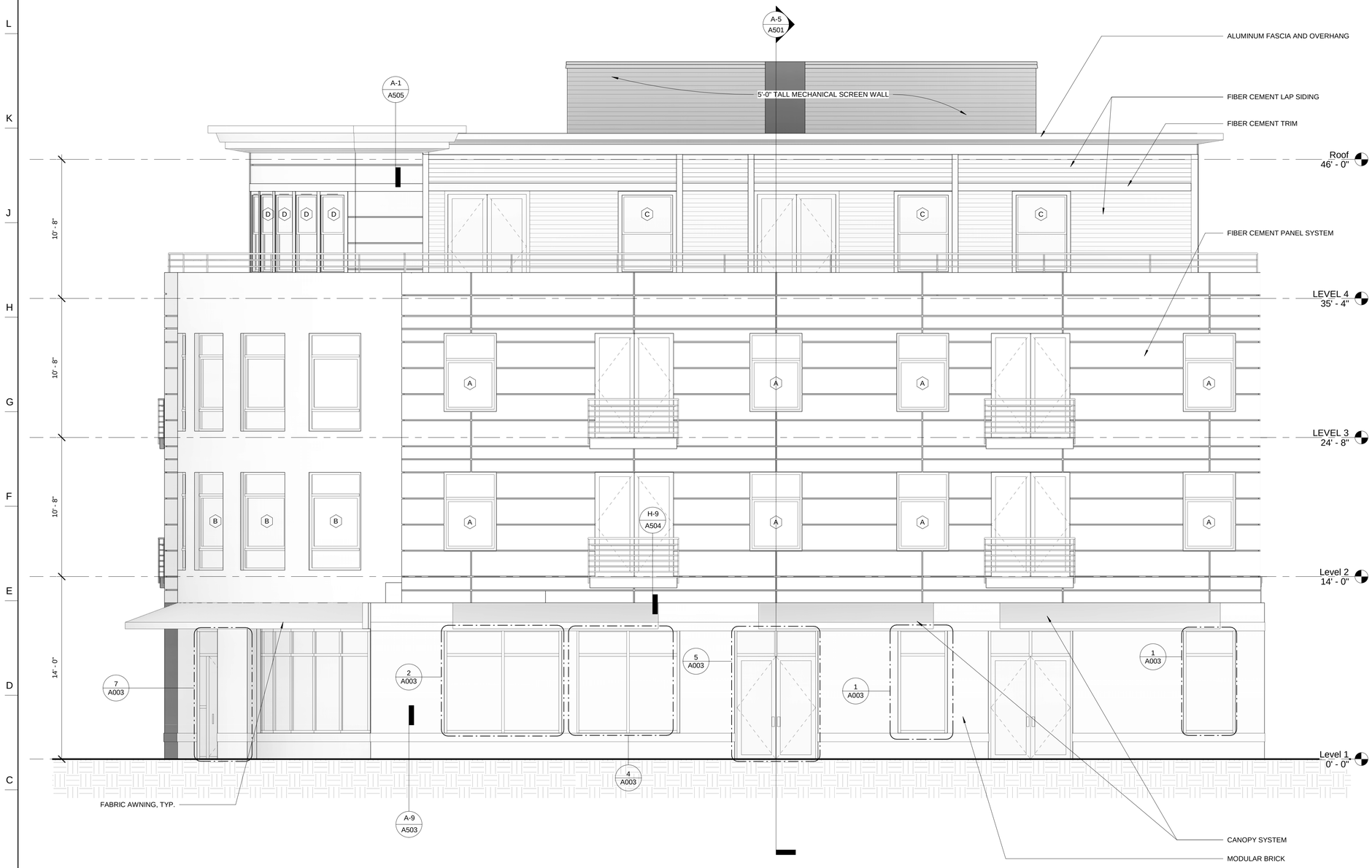
Designed	Designer
Checked	Author
Project No.	16045.00
Scale	3/16" = 1'-0"
Date	10.31.2018

Drawing No.

A105

A-1 ROOF PLAN

3/16" = 1'-0"



NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
SOUTH ELEVATION

95% PRICING SUBMISSION

Designed: Designer
Checked: Author
Project No.: 16045.00
Scale: 1/4" = 1'-0"
Date: 10.31.2018
Drawing No.: A201

A-1 SOUTH ELEVATION
1/4" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
WEST ELEVATION

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018

Drawing No.
A202

A-1 WEST ELEVATION
1/4" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
EAST ELEVATION

95% PRICING SUBMISSION

Designed: Designer
Checked: Author
Project No.: 16045.00
Scale: 1/4" = 1'-0"
Date: 10.31.2018
Drawing No.: A203

A-1 EAST ELEVATION
1/4" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

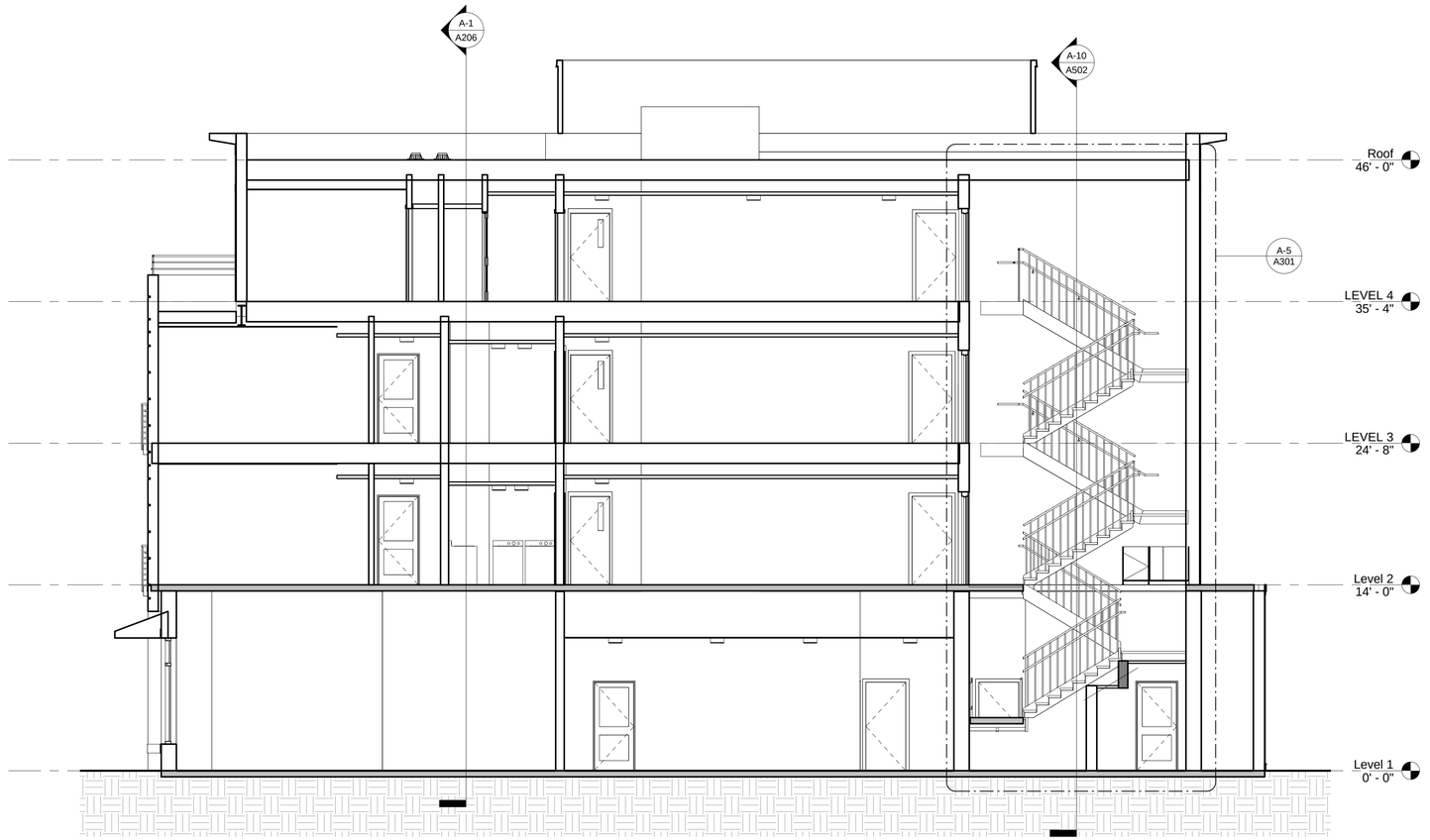
Title
NORTH ELEVATION

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018

Drawing No.
A204

A-1 NORTH ELEVATION
1/4" = 1'-0"



NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
BUILDING SECTION

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	3/16" = 1'-0"
Date	10.31.2018

Drawing No.
A205

A-1 BUILDING SECTION - LONGITUDINAL
3/16" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

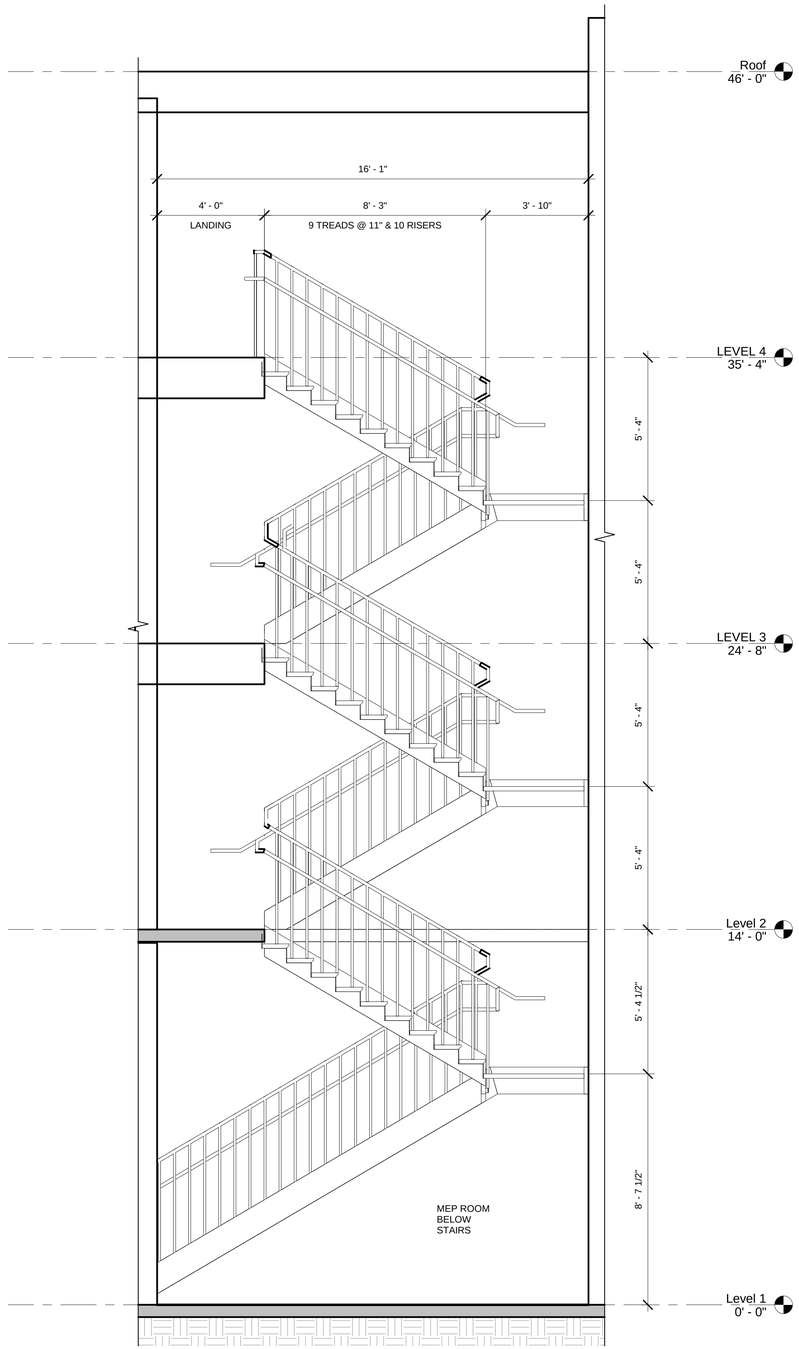
Title
BUILDING SECTION

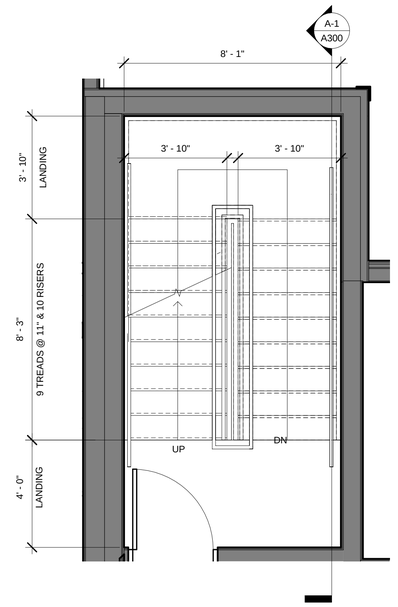
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018

Drawing No.
A206

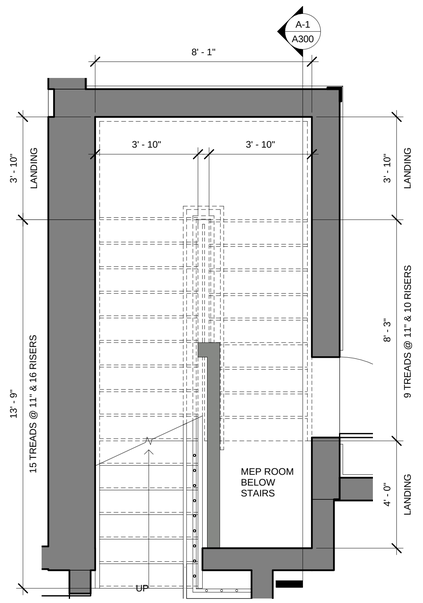
A-1 BUILDING SECTION - LATITUDINAL
1/4" = 1'-0"





G-7 | STAIR 1 - ENLARGED UPPER FLOOR PLAN

3/8" = 1'-0"



A-7 | STAIR 1 - ENLARGED FIRST FLOOR PLAN

3/8" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
VERTICAL CIRCULATION

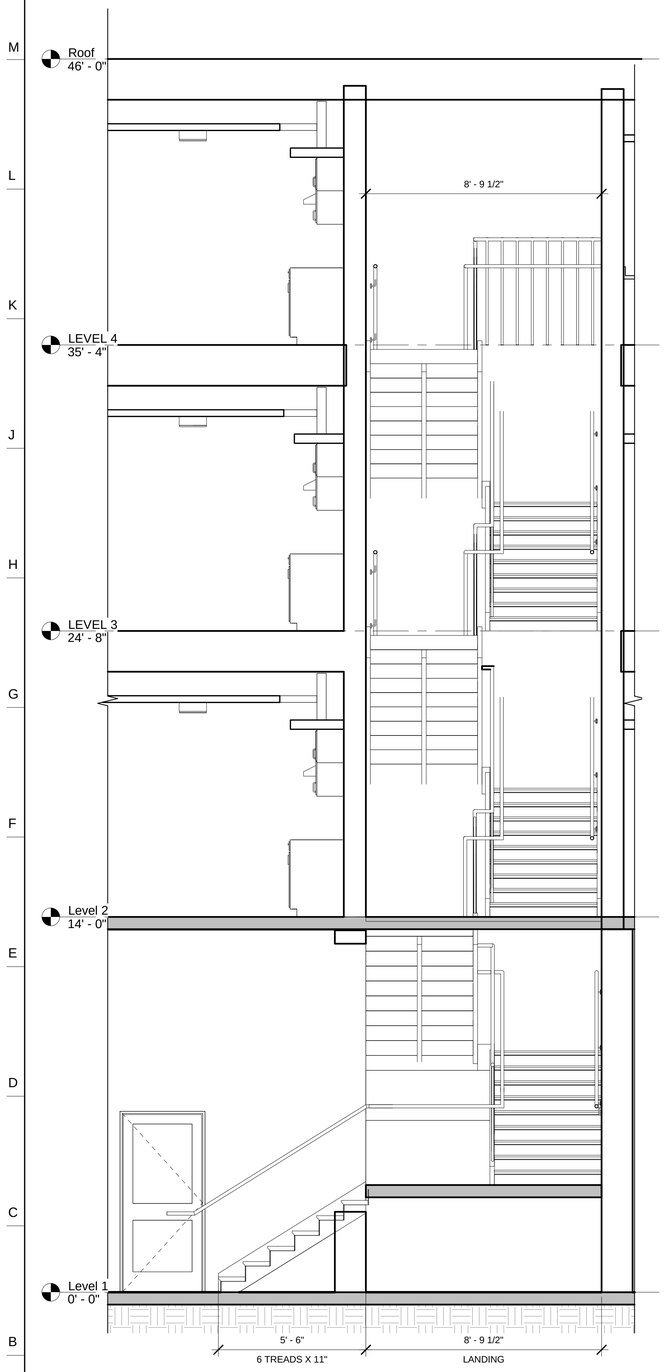
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	3/8" = 1'-0"
Date	10.31.2018

Drawing No.
A300

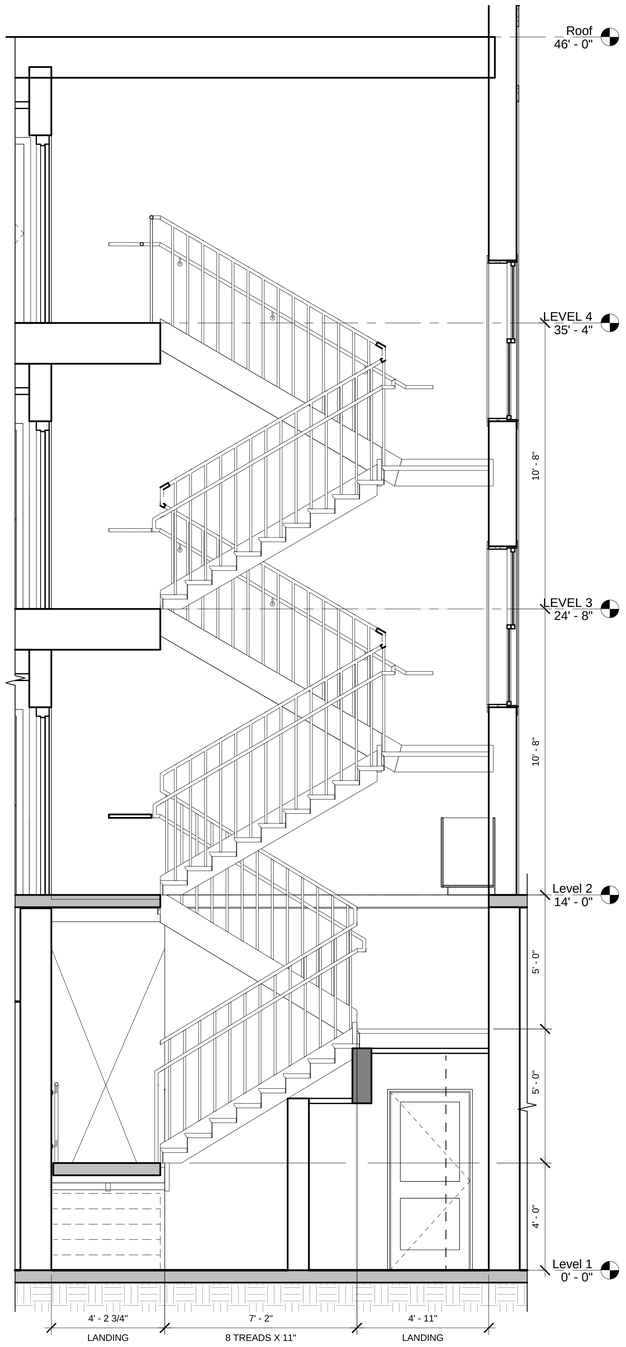
A-1 2 | STAIR 1 3 SECTION

3/8" = 1'-0"



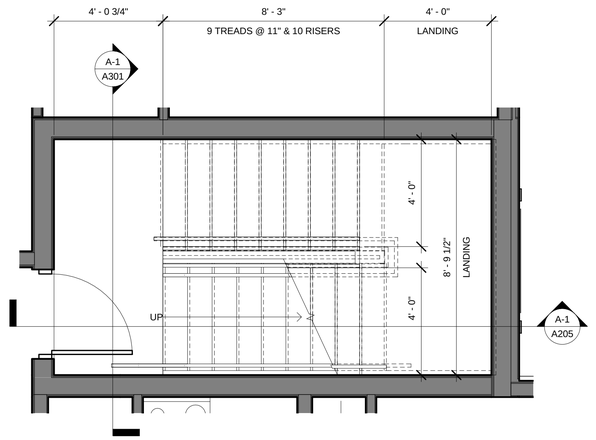
A-1 STAIR 2 - SECTION 2

3/8" = 1'-0"



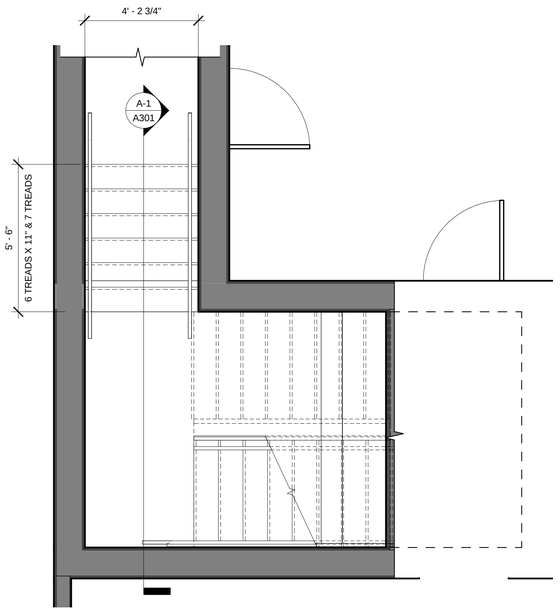
A-5 STAIR 2 - SECTION 1

3/8" = 1'-0"



A-9 STAIR 2 - ENLARGED FIRST FLOOR PLAN

3/8" = 1'-0"



G-9 STAIR 2 - ENLARGED UPPER FLOOR PLAN

3/8" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

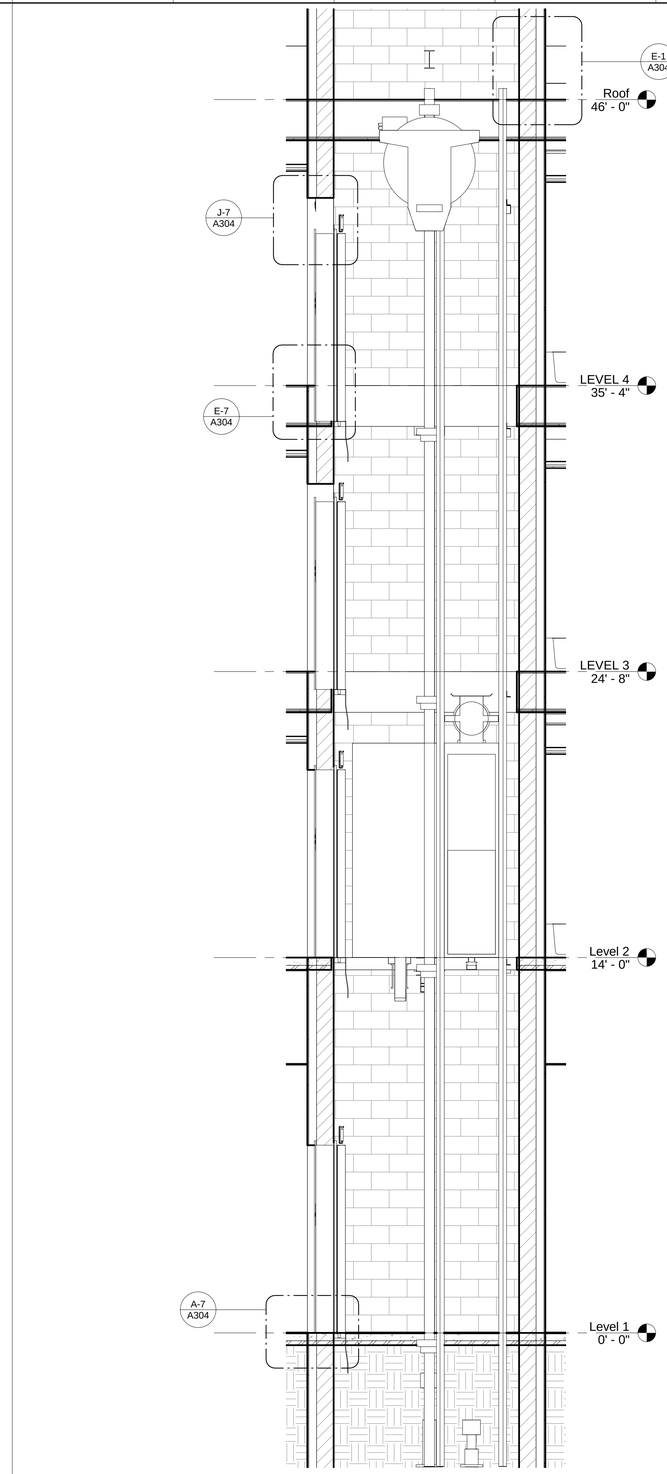
Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
VERTICAL CIRCULATION

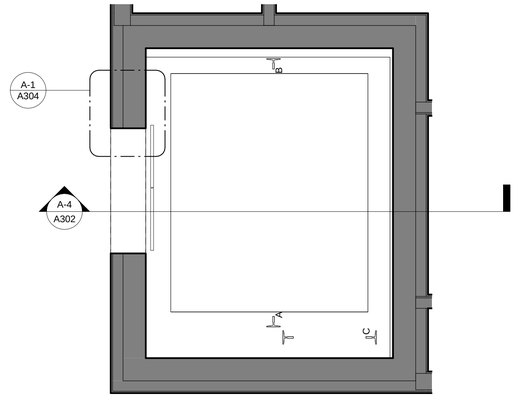
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	3/8" = 1'-0"
Date	10.31.2018
Drawing No.	A301



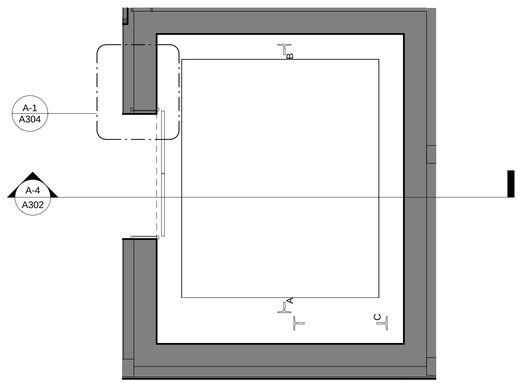
A-4 ELEVATOR SECTION 1

3/8" = 1'-0"



G-9 ELEVATOR LEVEL 2, 3 & 4 PLAN

1/2" = 1'-0"



A-9 ELEVATOR GROUND FLOOR PLAN

1/2" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

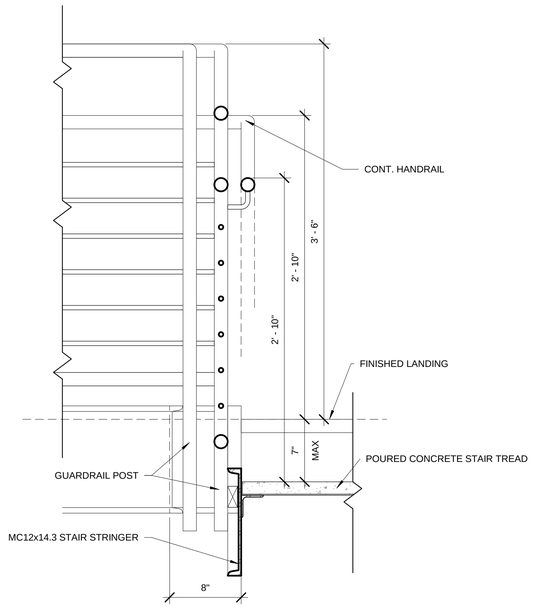
Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

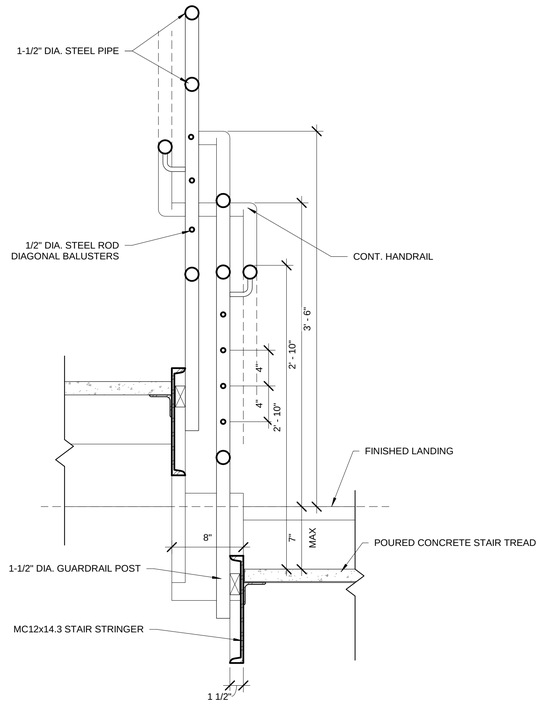
Title
VERTICAL CIRCULATION

95% PRICING SUBMISSION

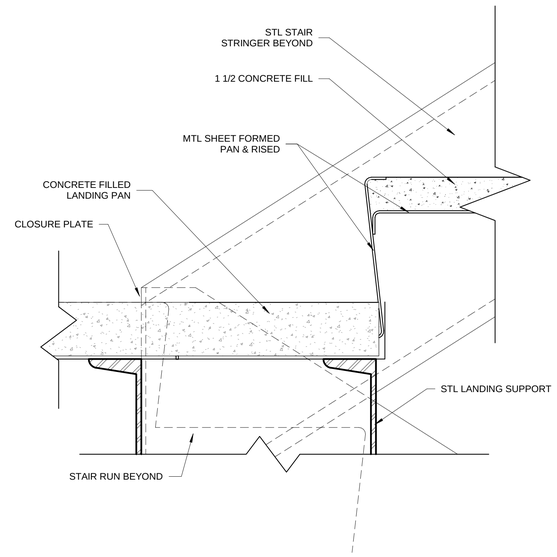
Designed	Designer
Checked	Author
Project No.	16045.00
Scale	As indicated
Date	10.31.2018
Drawing No.	A302



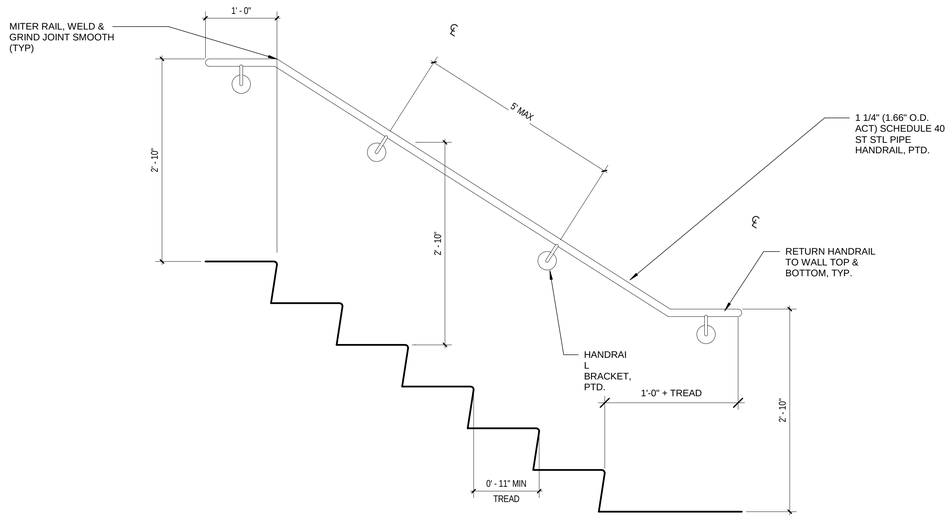
G-1	STAIR GUARDRAIL DETAIL @ TOP LANDING
1 1/2" = 1'-0"	



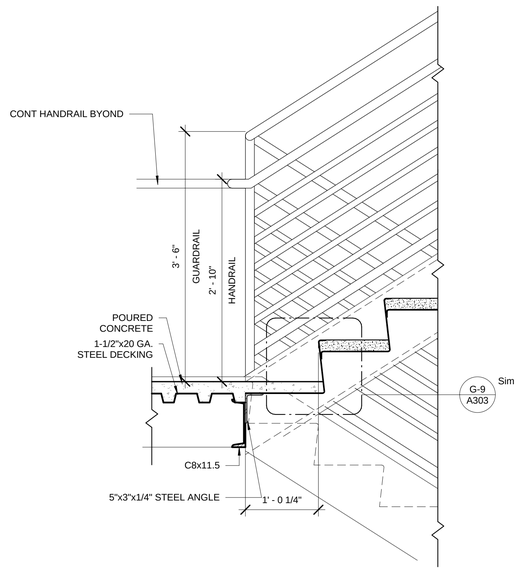
G-5	STAIR STRINGER & GUARDRAIL DETAIL
1 1/2" = 1'-0"	



G-9	STAIR TYPICAL RUN TO LANDING DETAIL
3" = 1'-0"	



A-1	STAIR WALL TYPICAL RAIL DIMENSIONS
1" = 1'-0"	



A-9	STAIR TYPICAL GUARDRAIL @ LANDING
1" = 1'-0"	

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

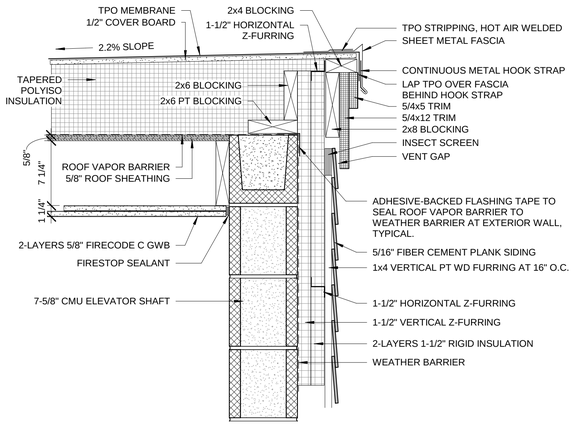
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
STAIR DETAILS

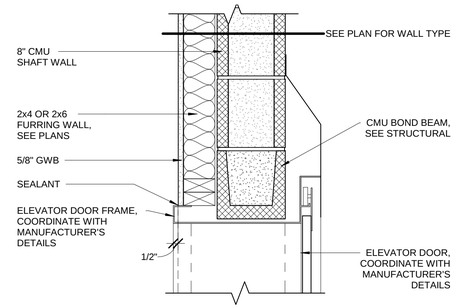
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	As indicated
Date	10.31.2018

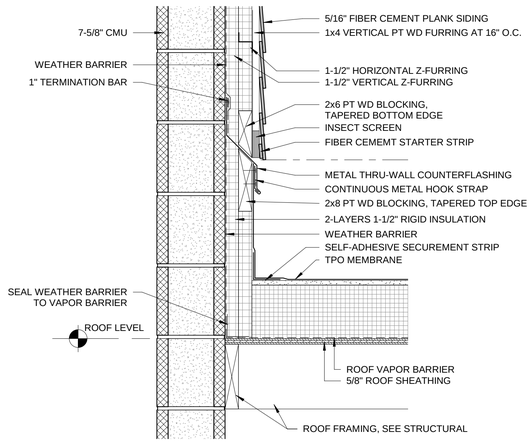
Drawing No.
A303



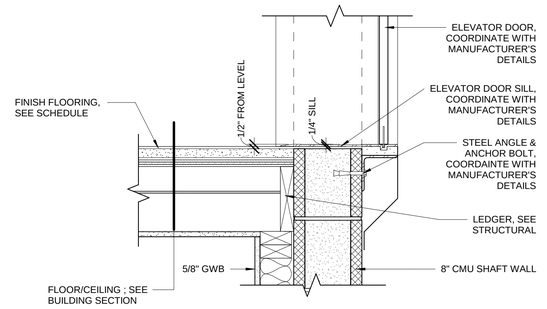
J-1	ELEVATOR ROOF PARAPET
1 1/2" = 1'-0"	



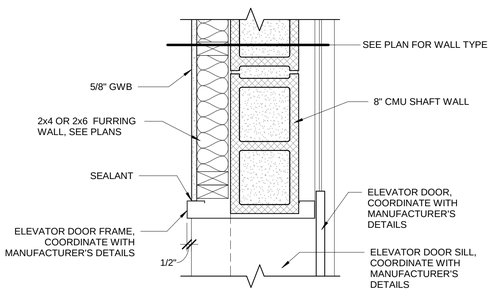
J-7	ELEVATOR HEAD DETAIL
1 1/2" = 1'-0"	



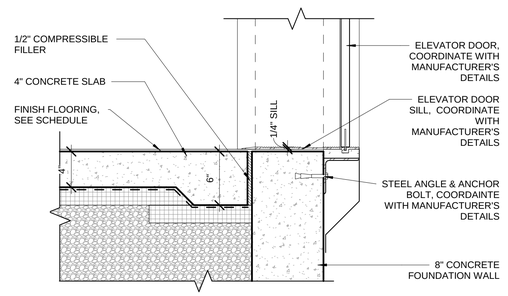
E-1	ELEVATOR ROOF DETAIL
1 1/2" = 1'-0"	



E-7	ELEVATOR SILL AT CMU
1 1/2" = 1'-0"	



A-1	ELEVATOR JAMB DETAIL
1 1/2" = 1'-0"	



A-7	ELEVATOR SILL AT FOUNDATION
1 1/2" = 1'-0"	

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

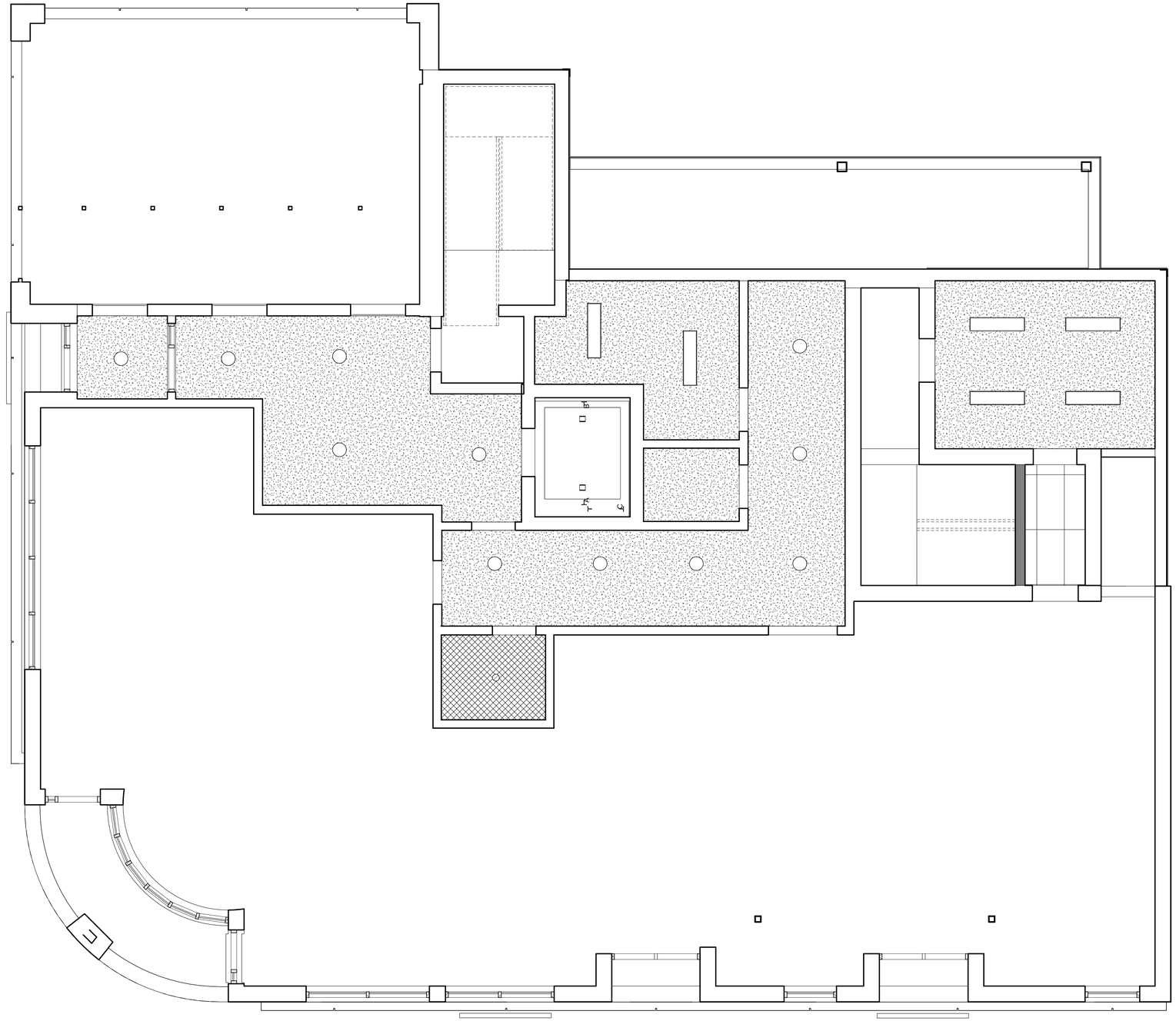
Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
ELEVATOR DETAILS

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1 1/2" = 1'-0"
Date	10.31.2018
Drawing No.	A304



NOTES

DO NOT SCALE DRAWINGS.

GENERAL NOTES

- THESE NOTES APPLY TO EVERYTHING IN THE DRAWINGS TO THE LEFT.
- SEE ELECTRICAL DWG'S FOR LIGHTING FIXTURES AND LOCATIONS

NUMBERED NOTES

1. THESE NOTES APPLY TO SPECIFIC ELEMENTS IN THE DRAWINGS TO THE LEFT.

LEGEND

- SURFACE MOUNTED CEILING FIXTURE, SEE ELECTRICAL LIGHTING PLANS.
- WALL SCONCE, SEE ELECTRICAL DRAWINGS.
- FAN LIGHT COMBO, COORDINATE BETWEEN MECHANICAL AND ELECTRICAL.
- CEILING FAN, SEE MECHANICAL PLANS.
- RECESSED CAN LIGHT, SEE ELECTRICAL LIGHTING PLANS.
- CLOSET & ABOVE KITCHEN CABINETS SOFFIT GWB AT 7'-0" SEE FLOOR/CEILING ASSEMBLY C4
- MOISTURE RESISTANT GWB AT 7'-6", UNLESS NOTED OTHERWISE SEE FLOOR/CEILING ASSEMBLY C4
- UNIT ENTRY & DROPPED GWB SOFFITS AT 8'-0" SEE FLOOR/CEILING ASSEMBLY C4
- 1) ON FIRST FLOOR GWB SOFFIT AT 10'-0" 2) ON UPPER FLOORS GWB AT UNDERSIDE OF STRUCTURE, AS SHOWN IN FLOOR/CEILING ASSEMBLY 1. (AT ELEVATOR MACHINE ROOM PROVIDE ASSEMBLY 2.)

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

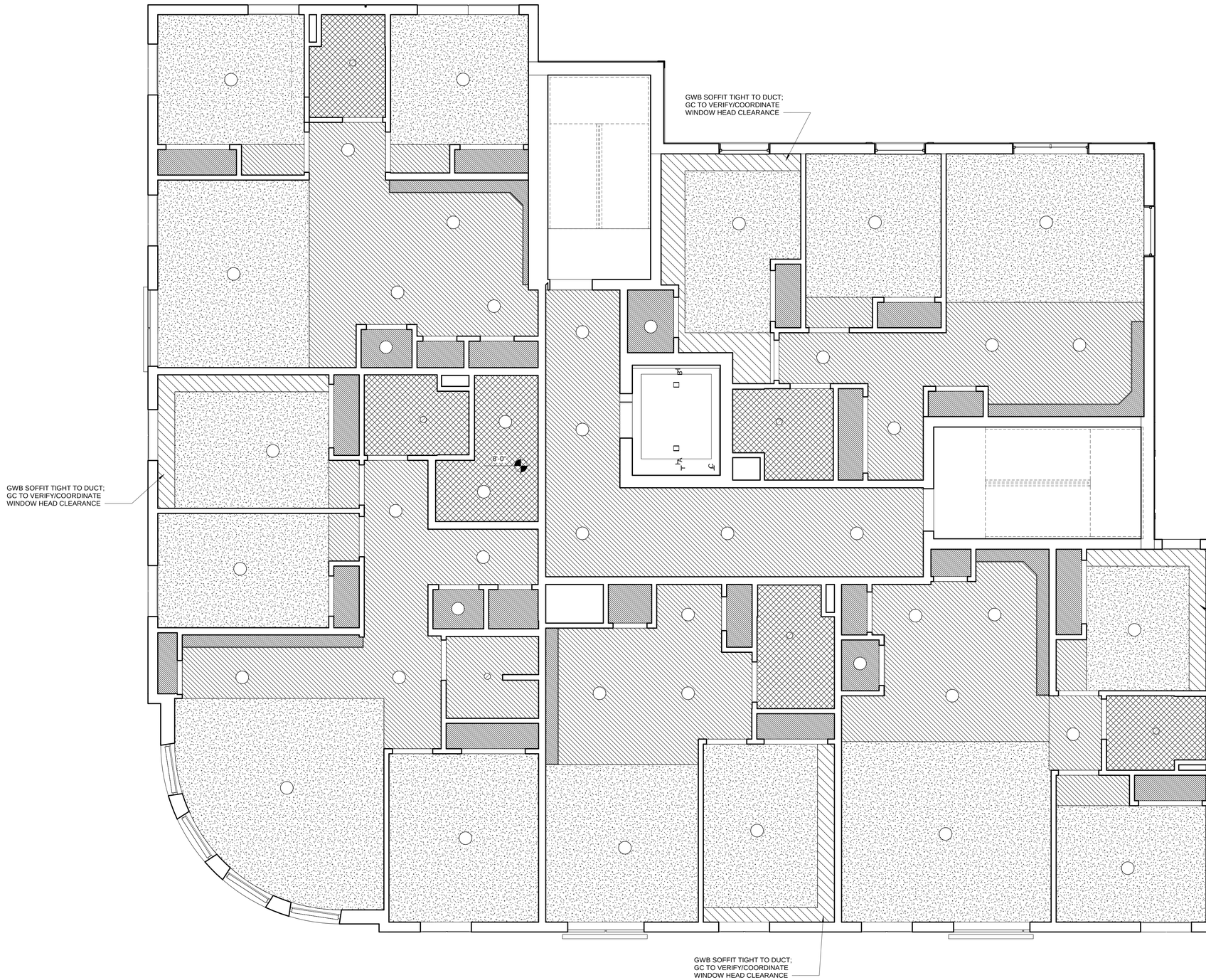
Title
LEVEL 1 REFLECTED CEILING PLAN

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018

Drawing No. A401

A-1 LEVEL 1 REFLECTED CEILING PLAN
1/4" = 1'-0"



NOTES

DO NOT SCALE DRAWINGS.

GENERAL NOTES

- THESE NOTES APPLY TO EVERYTHING IN THE DRAWINGS TO THE LEFT.
- SEE ELECTRICAL DWG'S FOR LIGHTING FIXTURES AND LOCATIONS

NUMBERED NOTES

1. THESE NOTES APPLY TO SPECIFIC ELEMENTS IN THE DRAWINGS TO THE LEFT.

LEGEND

- SURFACE MOUNTED CEILING FIXTURE, SEE ELECTRICAL LIGHTING PLANS.
- WALL SCONCE, SEE ELECTRICAL DRAWINGS.
- FAN LIGHT COMBO, COORDINATE BETWEEN MECHANICAL AND ELECTRICAL.
- CEILING FAN, SEE MECHANICAL PLANS.
- RECESSED CAN LIGHT, SEE ELECTRICAL LIGHTING PLANS.
- CLOSET & ABOVE KITCHEN CABINETS SOFFIT GWB AT 7'-0" SEE FLOOR/CEILING ASSEMBLY C4
- MOISTURE RESISTANT GWB AT 7'-6", UNLESS NOTED OTHERWISE SEE FLOOR/CEILING ASSEMBLY C4
- UNIT ENTRY & DROPPED GWB SOFFITS AT 8'-0" SEE FLOOR/CEILING ASSEMBLY C4
- 1) ON FIRST FLOOR GWB SOFFIT AT 10'-0"
  2) ON UPPER FLOORS GWB AT UNDERSIDE OF STRUCTURE, AS SHOWN IN FLOOR/CEILING ASSEMBLY 1. (AT ELEVATOR MACHINE ROOM PROVIDE ASSEMBLY 2.)

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

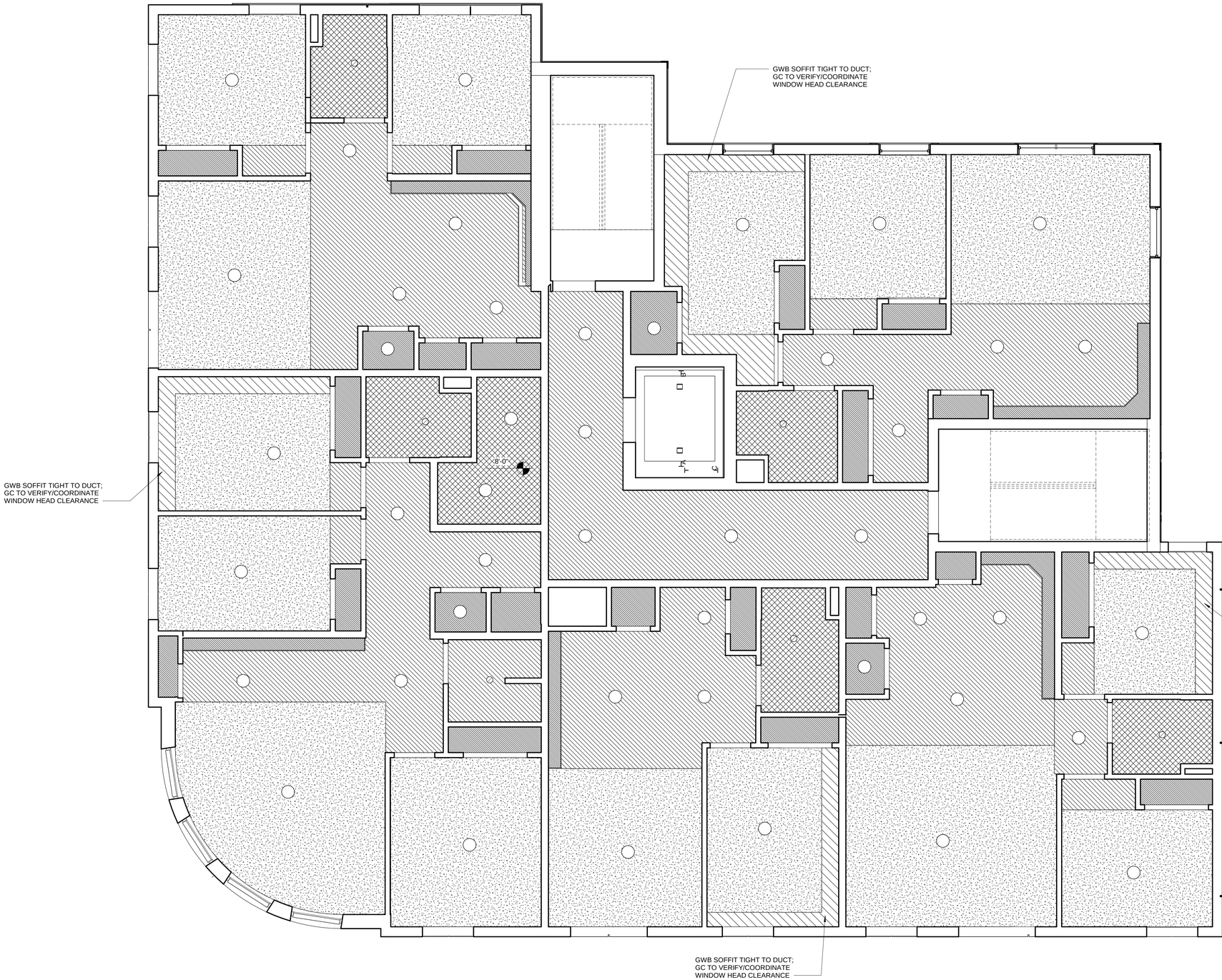
Title
LEVEL 2 REFLECTED CEILING PLAN

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018

Drawing No.
A402

A-1 LEVEL 2 REFLECTED CEILING PLAN
1/4" = 1'-0"



NOTES

DO NOT SCALE DRAWINGS.

GENERAL NOTES

- THESE NOTES APPLY TO EVERYTHING IN THE DRAWINGS TO THE LEFT.
- SEE ELECTRICAL DWG'S FOR LIGHTING FIXTURES AND LOCATIONS

NUMBERED NOTES

1. THESE NOTES APPLY TO SPECIFIC ELEMENTS IN THE DRAWINGS TO THE LEFT.

LEGEND

- SURFACE MOUNTED CEILING FIXTURE, SEE ELECTRICAL LIGHTING PLANS.
- WALL SCONCE, SEE ELECTRICAL DRAWINGS.
- FAN LIGHT COMBO, COORDINATE BETWEEN MECHANICAL AND ELECTRICAL.
- CEILING FAN, SEE MECHANICAL PLANS.
- RECESSED CAN LIGHT, SEE ELECTRICAL LIGHTING PLANS.
- CLOSET & ABOVE KITCHEN CABINETS SOFFIT GWB AT 7'-0" SEE FLOOR/CEILING ASSEMBLY C4
- MOISTURE RESISTANT GWB AT 7'-6", UNLESS NOTED OTHERWISE SEE FLOOR/CEILING ASSEMBLY C4
- UNIT ENTRY & DROPPED GWB SOFFITS AT 8'-0" SEE FLOOR/CEILING ASSEMBLY C4
- 1) ON FIRST FLOOR GWB SOFFIT AT 10'-0"
  2) ON UPPER FLOORS GWB AT UNDERSIDE OF STRUCTURE, AS SHOWN IN FLOOR/CEILING ASSEMBLY 1. (AT ELEVATOR MACHINE ROOM PROVIDE ASSEMBLY 2.)

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
LEVEL 3 REFLECTED CEILING PLAN

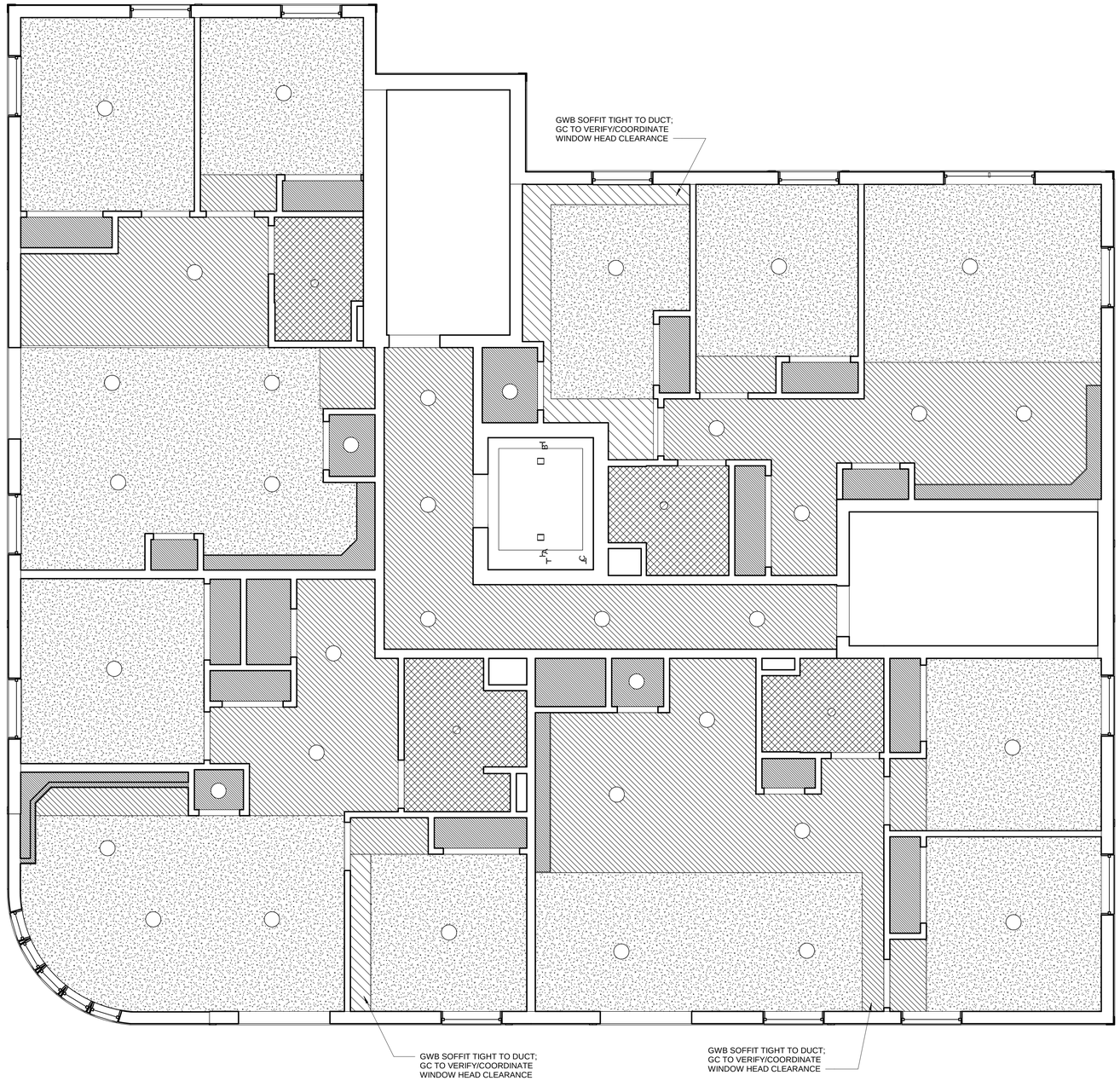
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018

Drawing No. A403

A-1 LEVEL 3 REFLECTED CEILING PLAN

1/4" = 1'-0"



NOTES

DO NOT SCALE DRAWINGS.

GENERAL NOTES

- THESE NOTES APPLY TO EVERYTHING IN THE DRAWINGS TO THE LEFT.
- SEE ELECTRICAL DWG'S FOR LIGHTING FIXTURES AND LOCATIONS

NUMBERED NOTES

1. THESE NOTES APPLY TO SPECIFIC ELEMENTS IN THE DRAWINGS TO THE LEFT.

LEGEND

- SURFACE MOUNTED CEILING FIXTURE, SEE ELECTRICAL LIGHTING PLANS.
- WALL SCONCE, SEE ELECTRICAL DRAWINGS.
- FAN LIGHT COMBO, COORDINATE BETWEEN MECHANICAL AND ELECTRICAL.
- CEILING FAN, SEE MECHANICAL PLANS.
- RECESSED CAN LIGHT, SEE ELECTRICAL LIGHTING PLANS.
- CLOSET & ABOVE KITCHEN CABINETS SOFFIT GWB AT 7'-0" SEE FLOOR/CEILING ASSEMBLY C4
- MOISTURE RESISTANT GWB AT 7'-6", UNLESS NOTED OTHERWISE SEE FLOOR/CEILING ASSEMBLY C4
- UNIT ENTRY & DROPPED GWB SOFFITS AT 8'-0" SEE FLOOR/CEILING ASSEMBLY C4
- 1) ON FIRST FLOOR GWB SOFFIT AT 10'-0"
  2) ON UPPER FLOORS GWB AT UNDERSIDE OF STRUCTURE, AS SHOWN IN FLOOR/CEILING ASSEMBLY 1. (AT ELEVATOR MACHINE ROOM PROVIDE ASSEMBLY 2.)

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

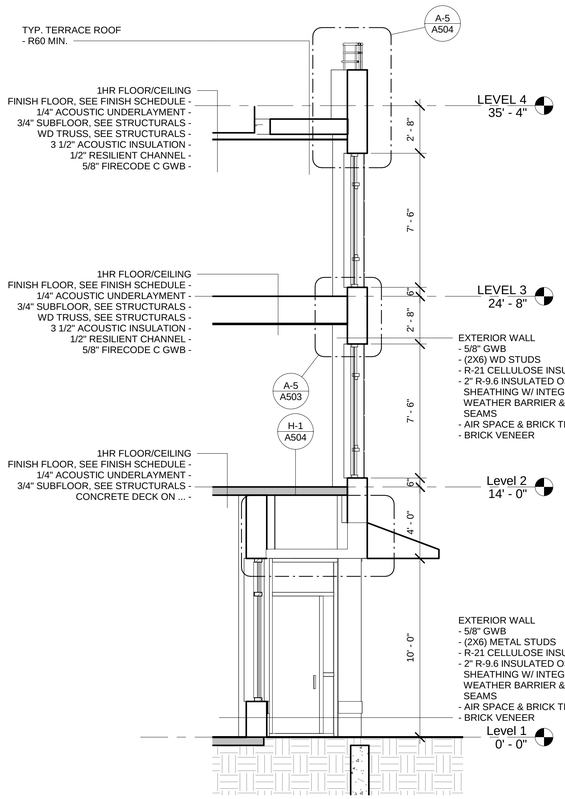
Title
LEVEL 4 REFLECTED CEILING PLAN

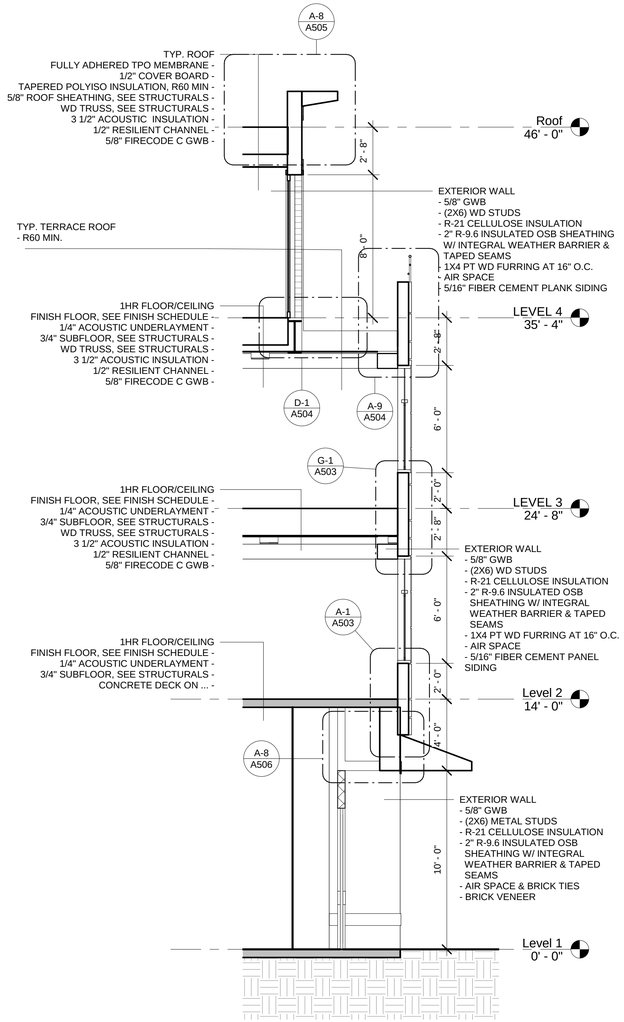
95% PRICING SUBMISSION

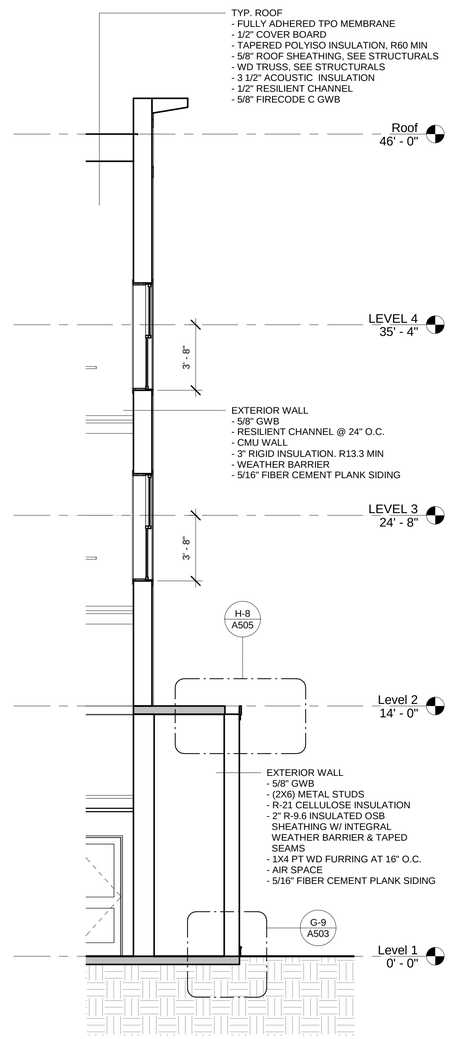
Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018

Drawing No.
A404

A-1 LEVEL 4 REFLECTED CEILING PLAN
1/4" = 1'-0"







NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

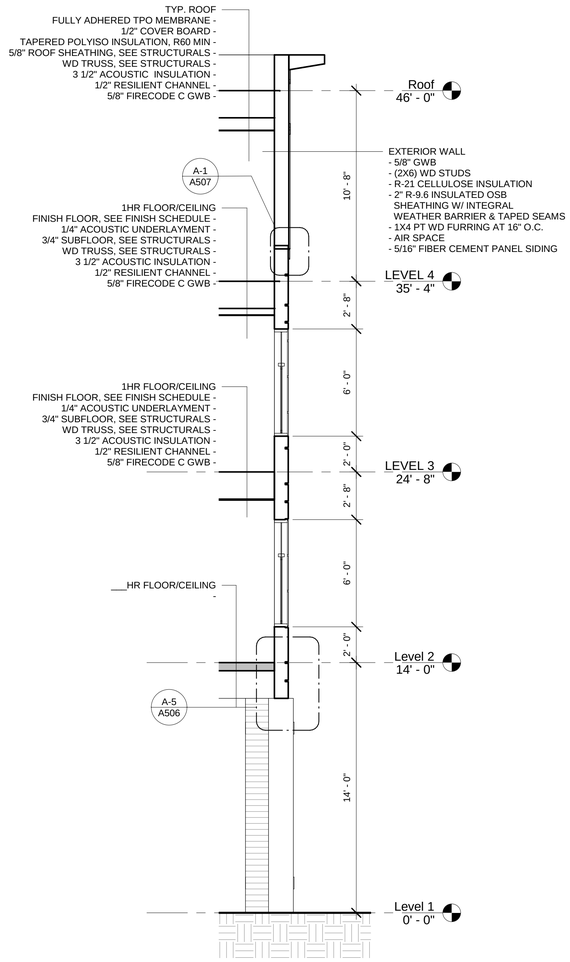
Title
WALL SECTIONS

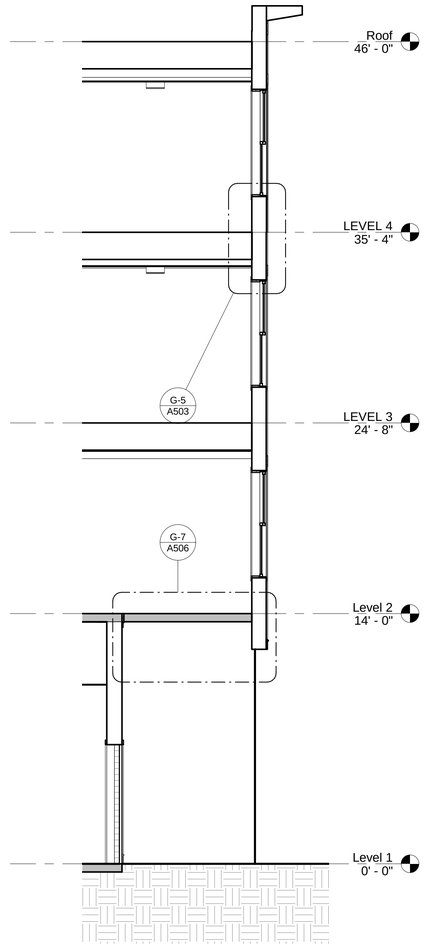
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018

Drawing No.
A501

A-1	WALL SECTION 1	A-5	WALL SECTION 2	A-9	WALL SECTION 3
1/4" = 1'-0"		1/4" = 1'-0"		1/4" = 1'-0"	





A-5	WALL SECTION 5	A-10 WALL SECTION 4
	1/4" = 1'-0"	1/4" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

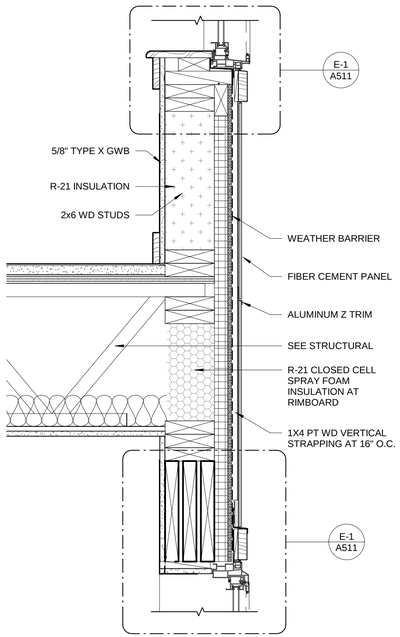
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
WALL SECTIONS

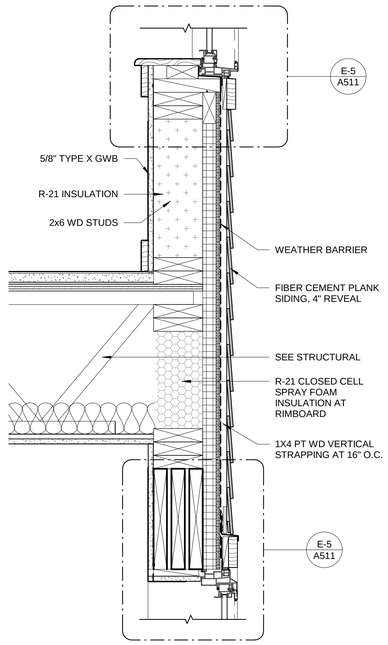
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018

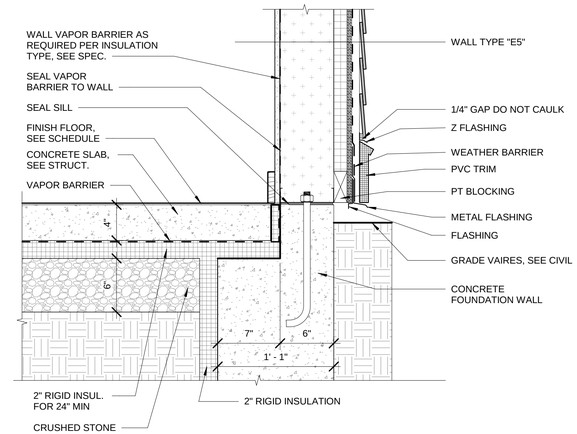
Drawing No.
A502



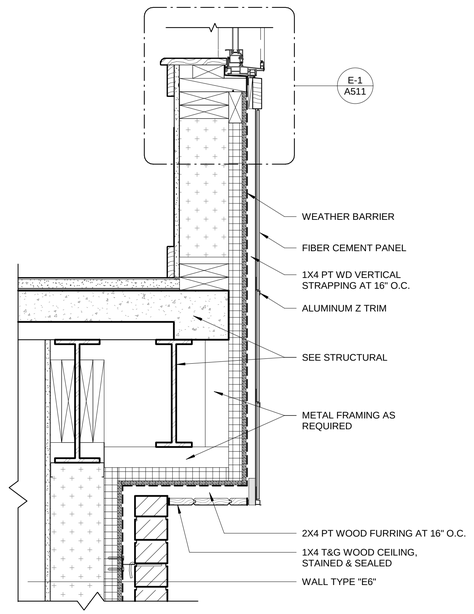
G-1	FIBER CEMENT PANEL AT RIMBOARD
1 1/2" = 1'-0"	



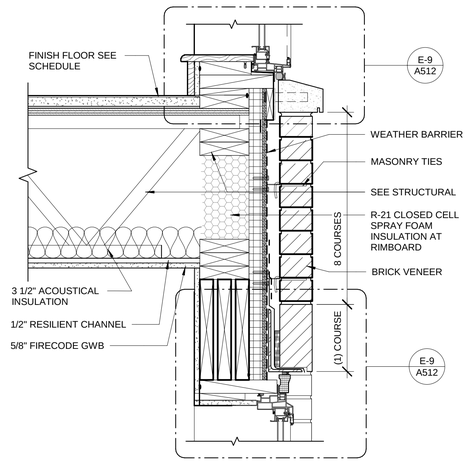
G-5	FIBER CEMENT PLANK AT RIMBOARD
1 1/2" = 1'-0"	



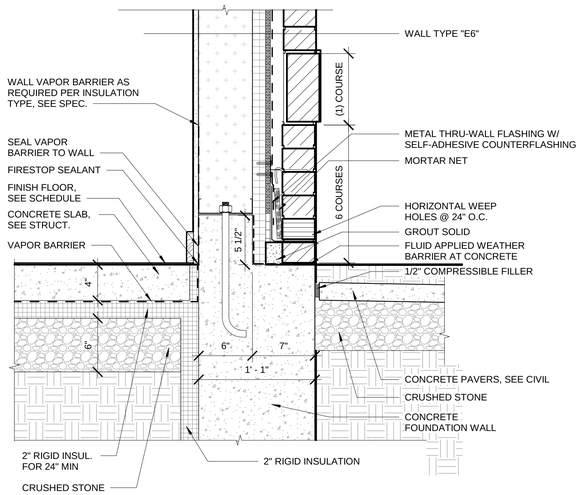
G-9	DETAIL AT FIBER CEMENT PLANK WALL BASE
1 1/2" = 1'-0"	



A-1	DETAIL AT CONCRETE FLOOR RIMBOARD
1 1/2" = 1'-0"	



A-5	BRICK AT RIMBOARD
1 1/2" = 1'-0"	



A-9	DETAIL AT BRICK WALL BASE
1 1/2" = 1'-0"	

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

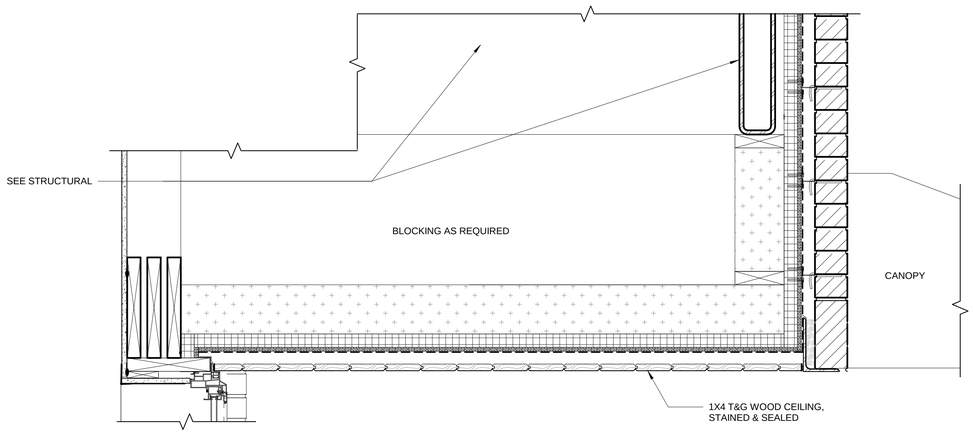
Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
BUILDING DETAILS

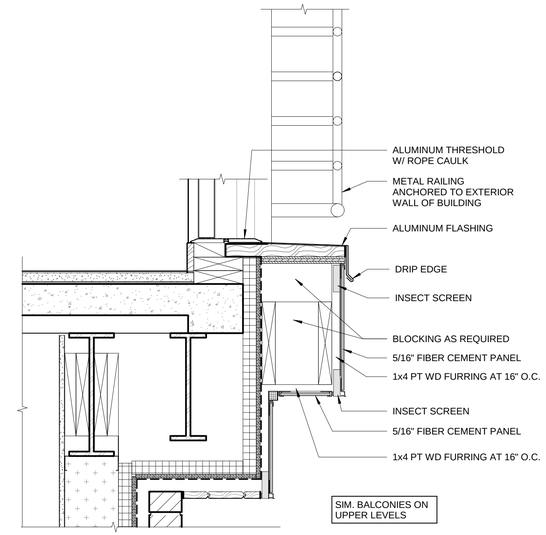
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1 1/2" = 1'-0"
Date	10.31.2018
Drawing No.	A503



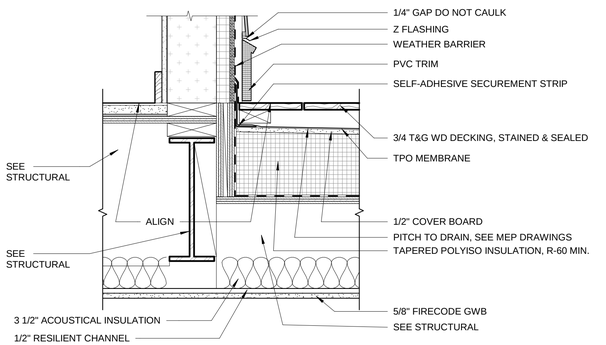
H-1 BRICK AT CURVED OVERHANG

1 1/2" = 1'-0"



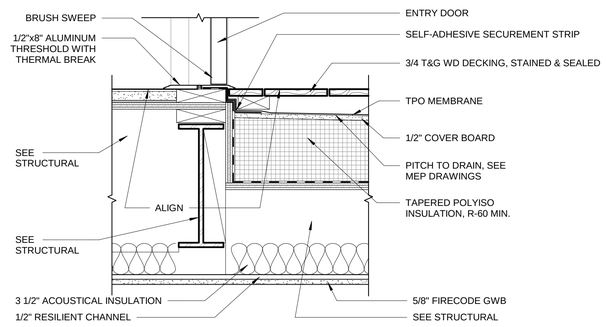
H-9 DETAIL AT BALCONY

1 1/2" = 1'-0"



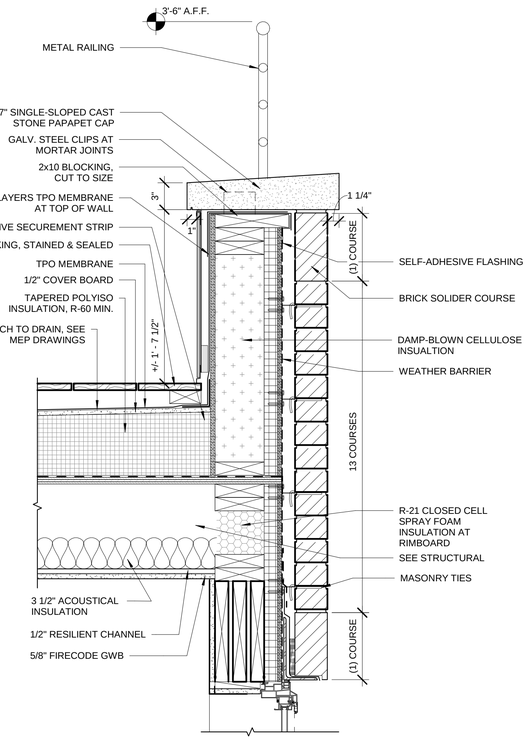
D-1 4TH FLOOR BALCONY AT WALL

1 1/2" = 1'-0"



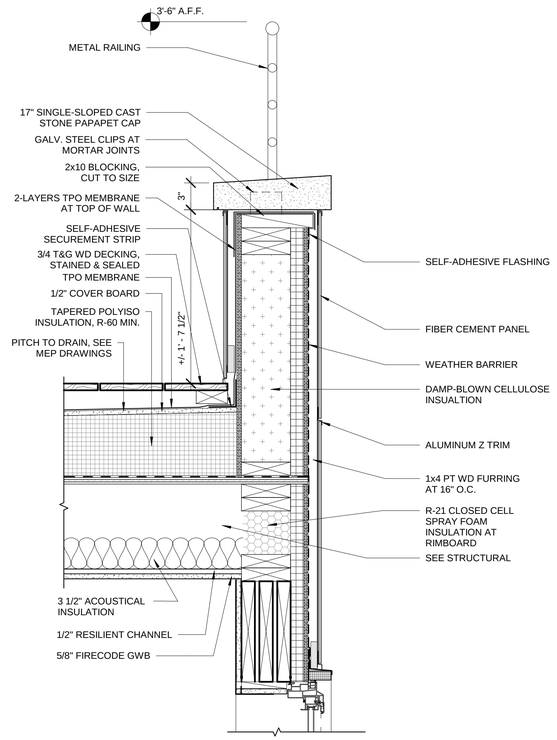
A-1 SILL DETAIL AT BALCONY

1 1/2" = 1'-0"



A-5 BRICK PARAPET AT BALCONY

1 1/2" = 1'-0"



A-9 FIBER CEMENT PANEL PARAPET AT BALCONY

1 1/2" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

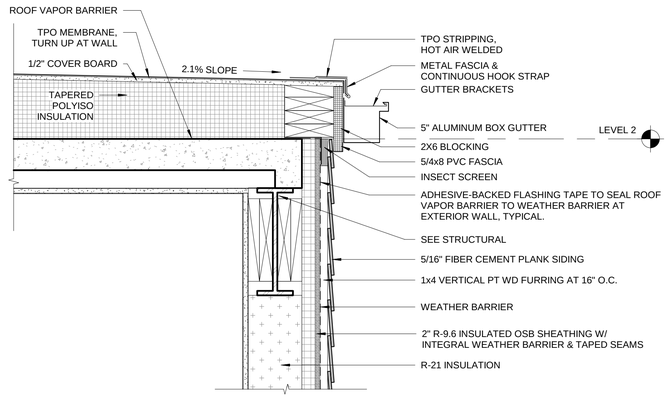
Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

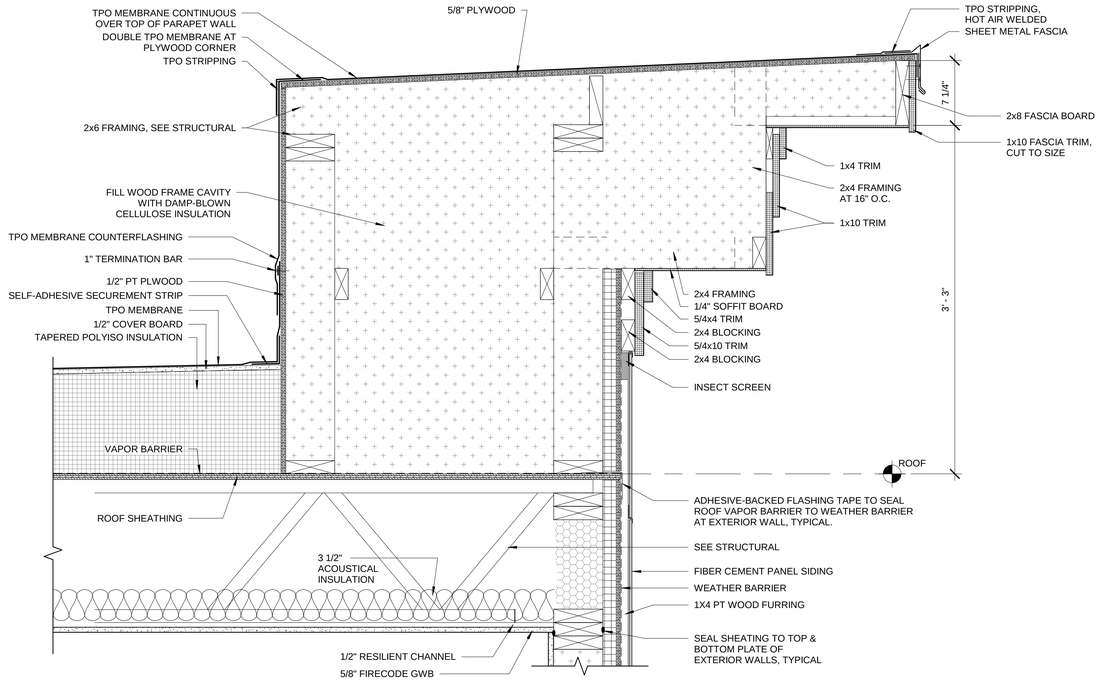
Title
BUILDING DETAILS

95% PRICING SUBMISSION

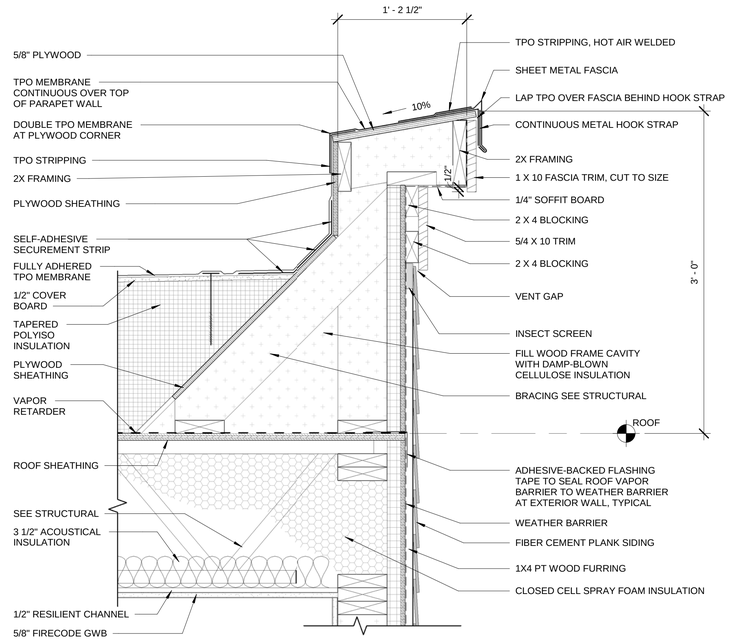
Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1 1/2" = 1'-0"
Date	10.31.2018
Drawing No.	A504



H-8	DETAIL AT LOW ROOF GUTTER
1 1/2" = 1'-0"	



A-1	DETAIL AT PARAPET 2
1 1/2" = 1'-0"	



A-8	DETAIL AT PARAPET 1
1 1/2" = 1'-0"	

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissqurearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

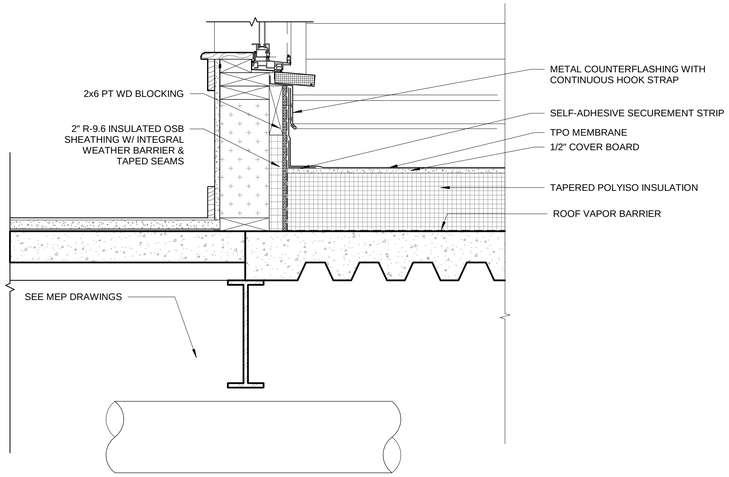
Title
BUILDING DETAILS

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1 1/2" = 1'-0"
Date	10.31.2018
Drawing No.	A505

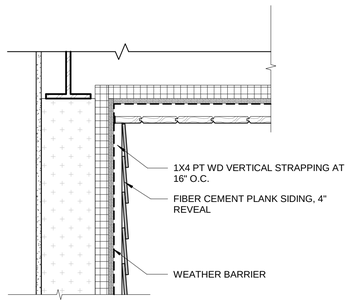
G-1 DETAIL AT WINDOW SILL AT LOW ROOF

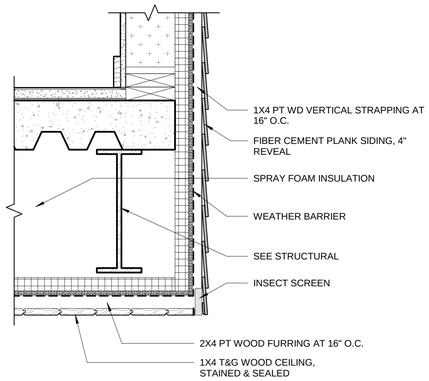
1 1/2" = 1'-0"



G-7 DETAIL AT OVERHANG 2

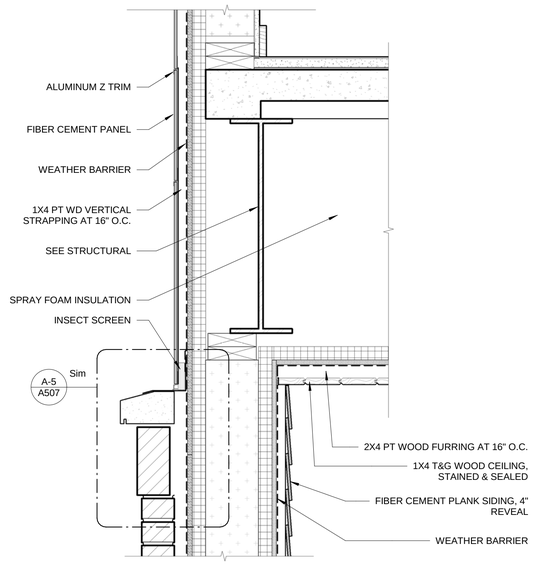
1 1/2" = 1'-0"





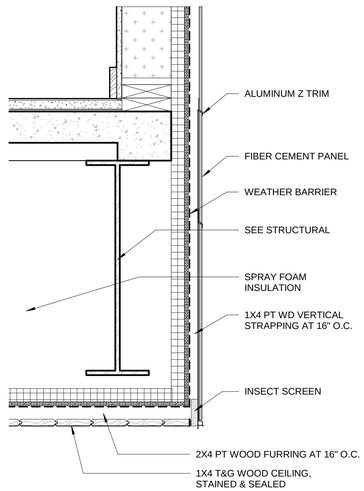
A-1 DETAIL AT PARKING COLUMN

1 1/2" = 1'-0"



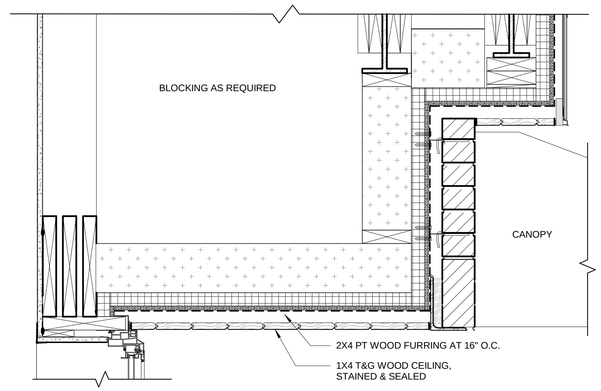
A-5 OVERHANG AT PARKING

1 1/2" = 1'-0"



A-8 OVERHAND DETAIL AT ENTRY DOORS

1 1/2" = 1'-0"



NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

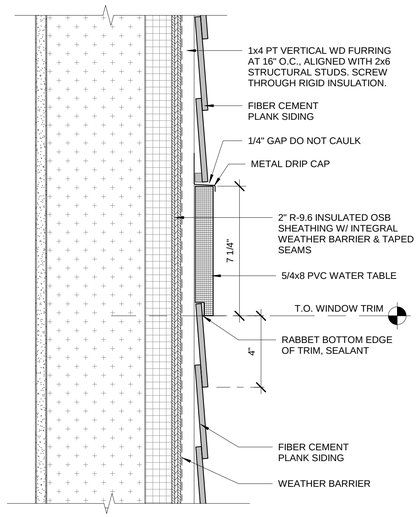
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
BUILDING DETAILS

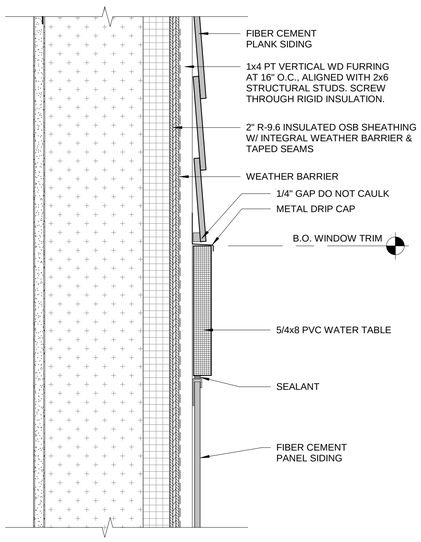
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1 1/2" = 1'-0"
Date	10.31.2018

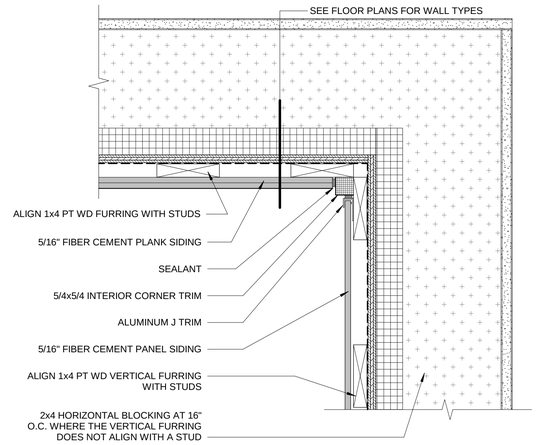
Drawing No.
A506



G-1	DETAIL AT TRIM BOARD
3" = 1'-0"	

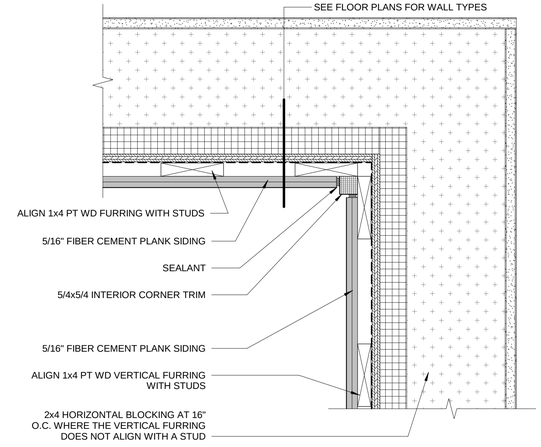


A-1	DETAIL AT MATERIAL CHANGE
3" = 1'-0"	

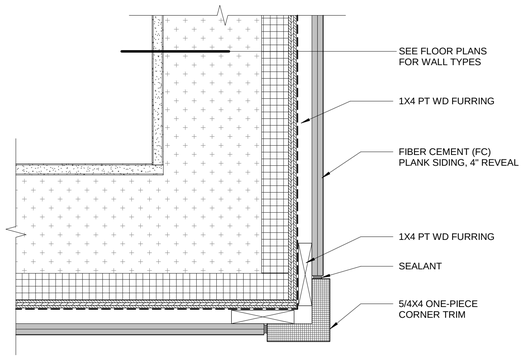


J-5	DETAIL AT PLANK & PANEL INSIDE CORNER
3" = 1'-0"	

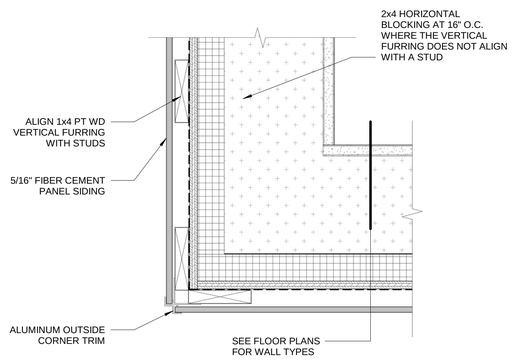
A-5	DETAIL AT STONE CAP
3" = 1'-0"	



J-9	DETAIL AT PLANK SIDING INSIDE CORNER
3" = 1'-0"	



E-9	DETAIL AT PLANK SIDING OUTSIDE CORNER
3" = 1'-0"	



A-9	DETAIL AT PANEL SIDING OUTSIDE CORNER
3" = 1'-0"	

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

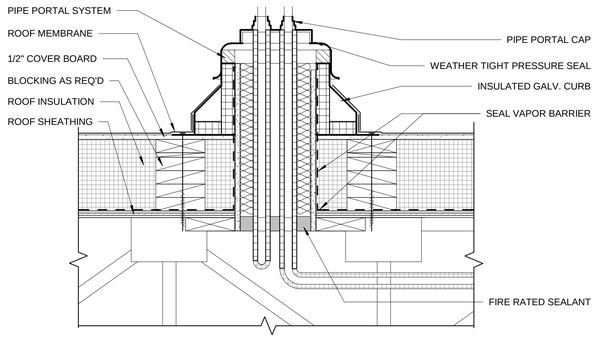
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
BUILDING DETAILS

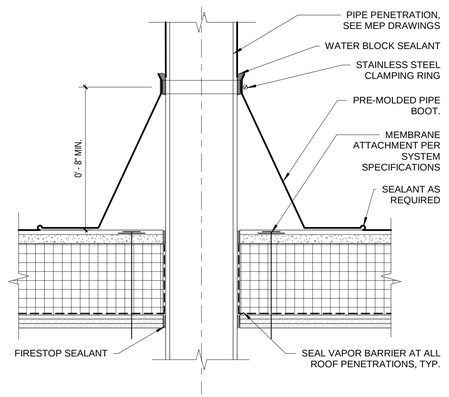
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	3" = 1'-0"
Date	10.31.2018

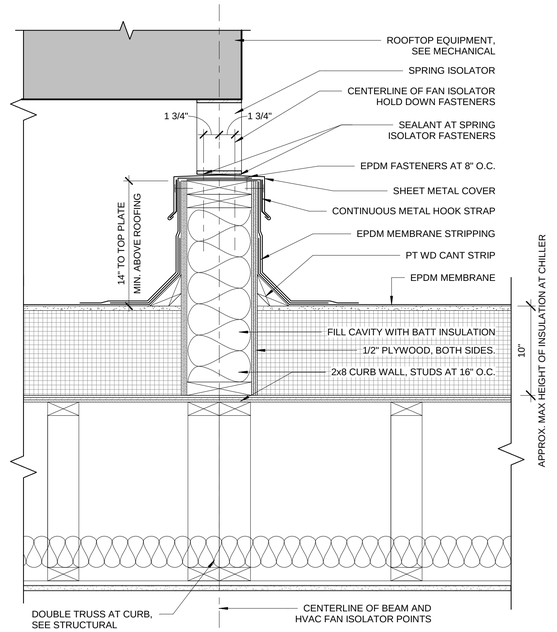
Drawing No.
A507



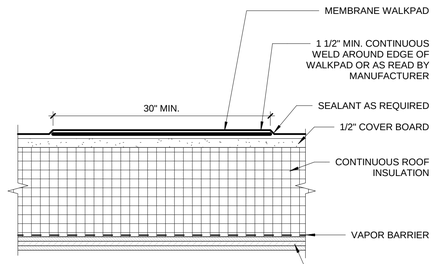
J-5	ROOF PIPE PENETRATION DETAIL
1 1/2" = 1'-0"	



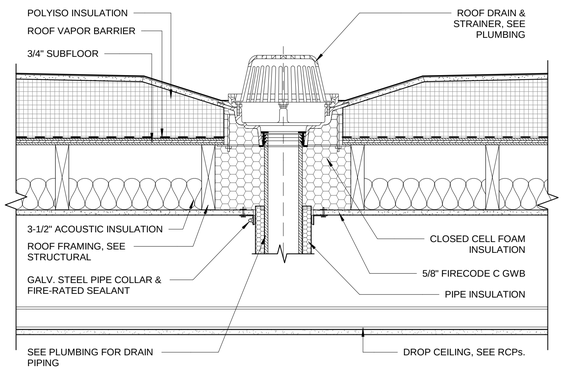
E-5	ROOF VENT PIPE PENETRATION DETAIL
3" = 1'-0"	



E-9	ROOF EQUIP. CURB DETAIL
1 1/2" = 1'-0"	



A-5	TPO WALKWAY PAD
3" = 1'-0"	



A-9	ROOF DRAIN DETAIL
1 1/2" = 1'-0"	

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

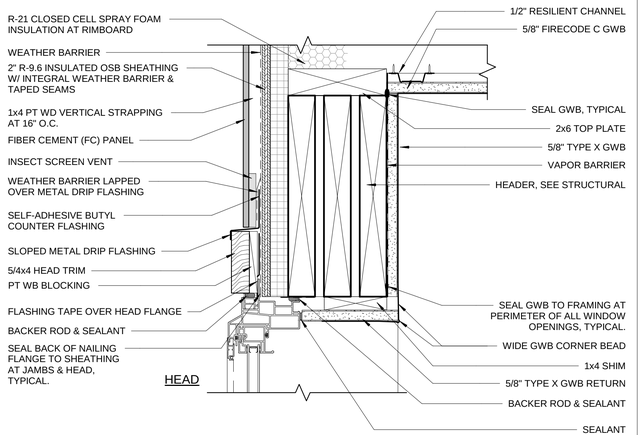
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

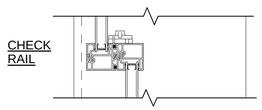
Title
ROOF DETAILS

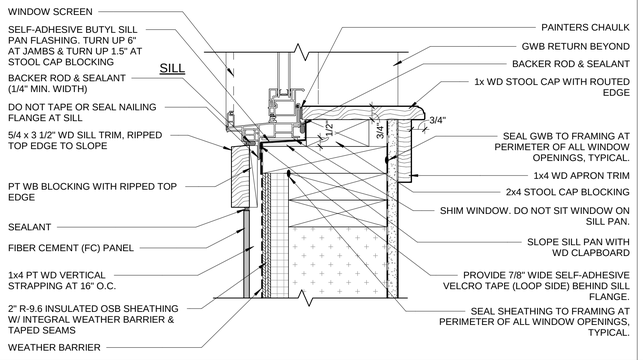
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	As indicated
Date	10.31.2018

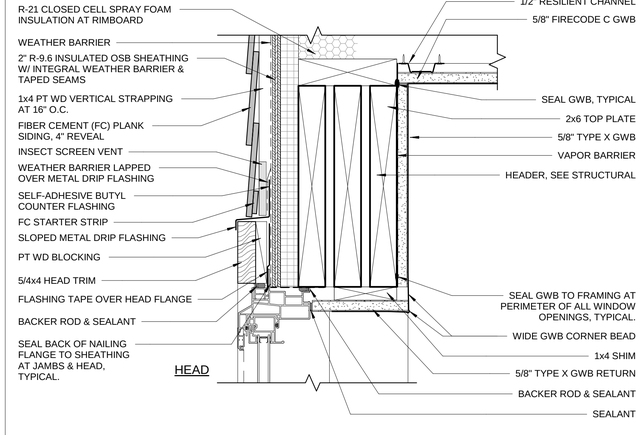
Drawing No.
A510

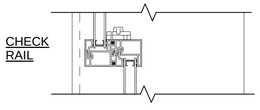


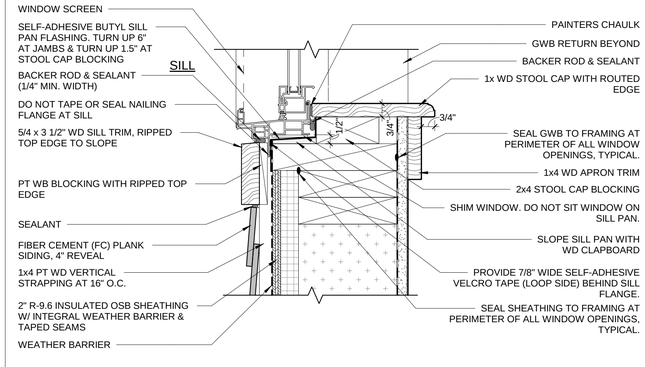




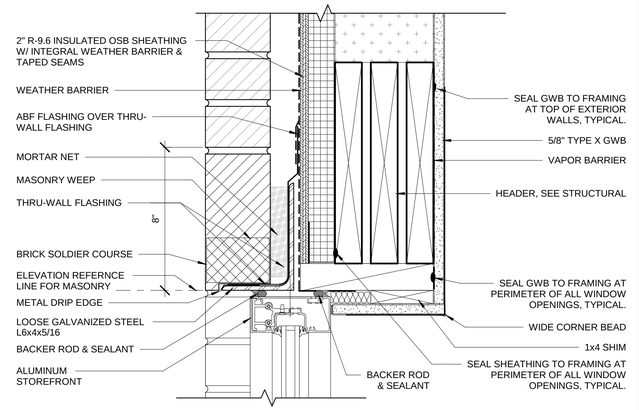
E-1	WINDOW SECTION @ PANEL SIDING
3" = 1'-0"	

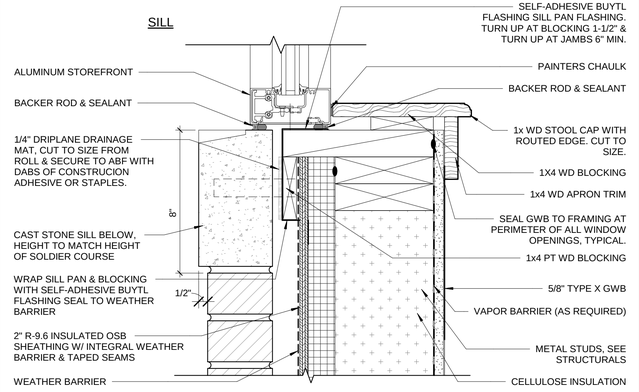




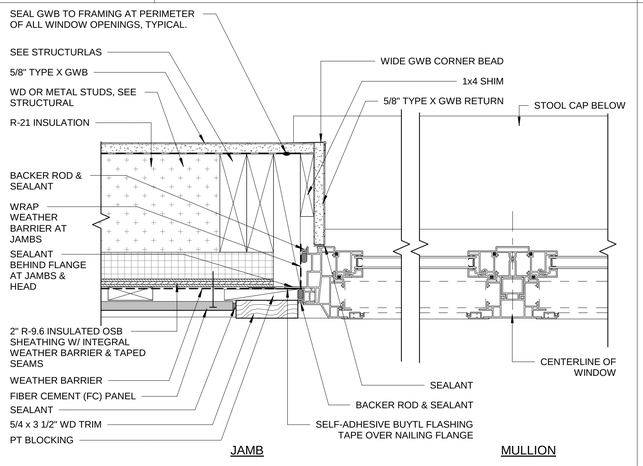


E-5	WINDOW SECTION @ PLANK SIDING
3" = 1'-0"	

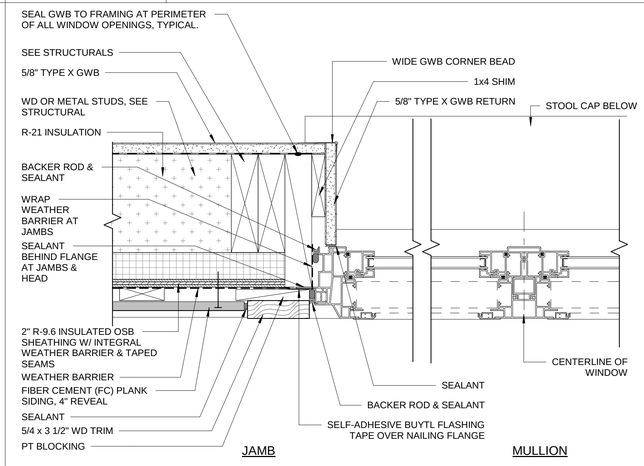




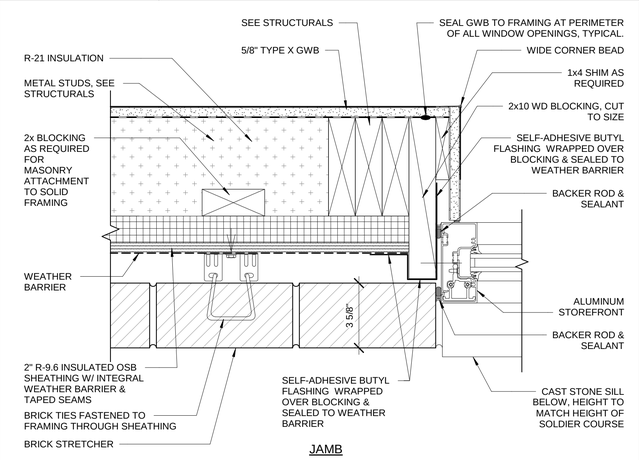
E-9	WINDOW SECTION @ BRICK ON GROUND FLOOR
3" = 1'-0"	



A-1	WINDOW JAMB @ PANEL SIDING
3" = 1'-0"	



A-5	WINDOW JAMB @ PLANK SIDING
3" = 1'-0"	



A-9	WINDOW JAMB @ BRICK ON GROUND FLOOR
3" = 1'-0"	

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

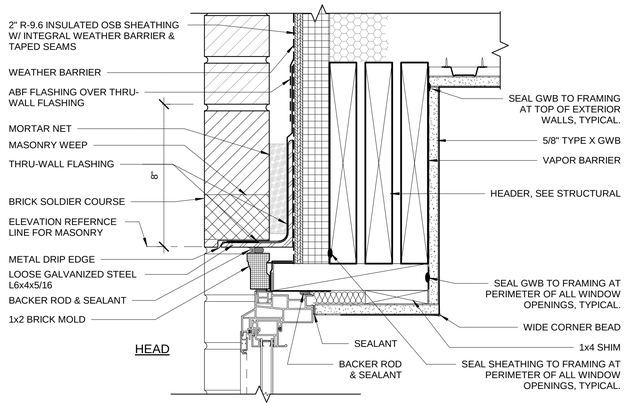
Consultant

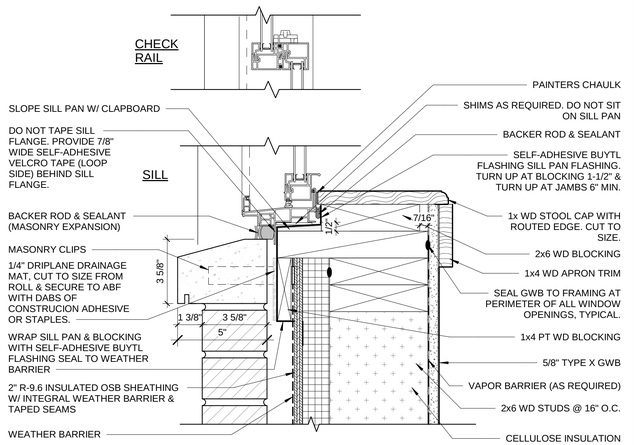
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
WINDOW DETAILS

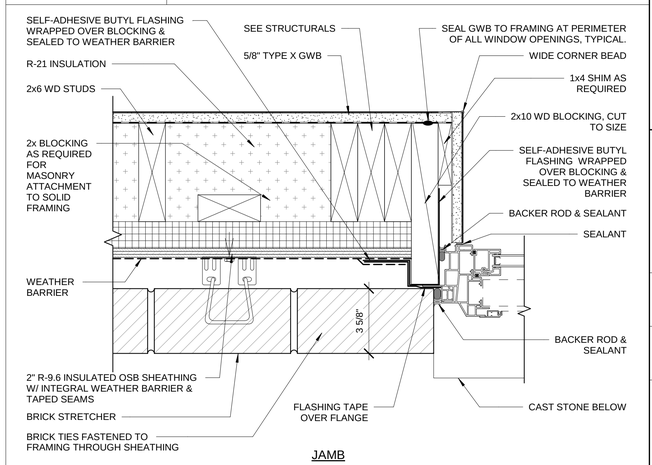
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	3" = 1'-0"
Date	10.31.2018
Drawing No.	A511





E-9	WINDOW SECTION @ BRICK ON UPPER FLOORS
3" = 1'-0"	



A-9	WINDOW JAMB @ BRICK ON UPPER FLOORS
3" = 1'-0"	

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

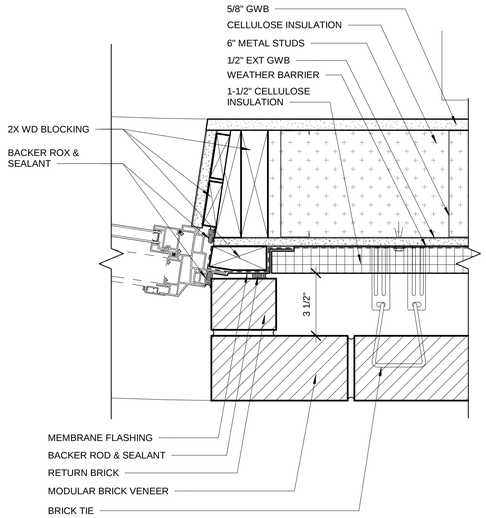
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
WINDOW DETAILS

95% PRICING SUBMISSION

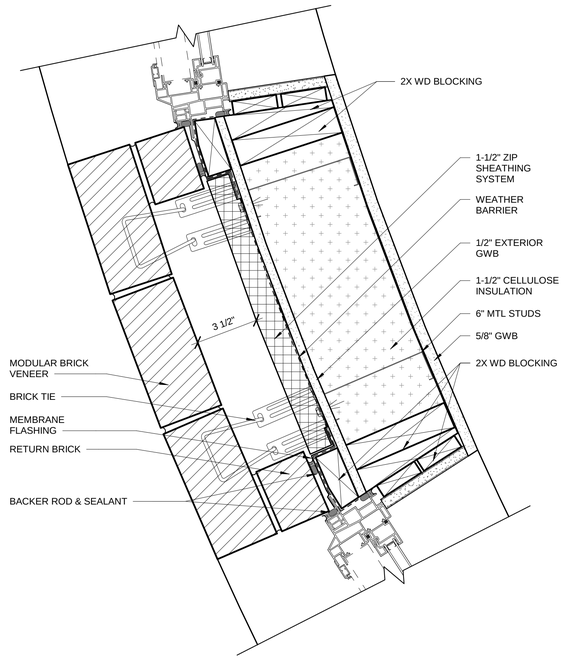
Designed	Designer
Checked	Author
Project No.	16045.00
Scale	3" = 1'-0"
Date	10.31.2018

Drawing No.
A512



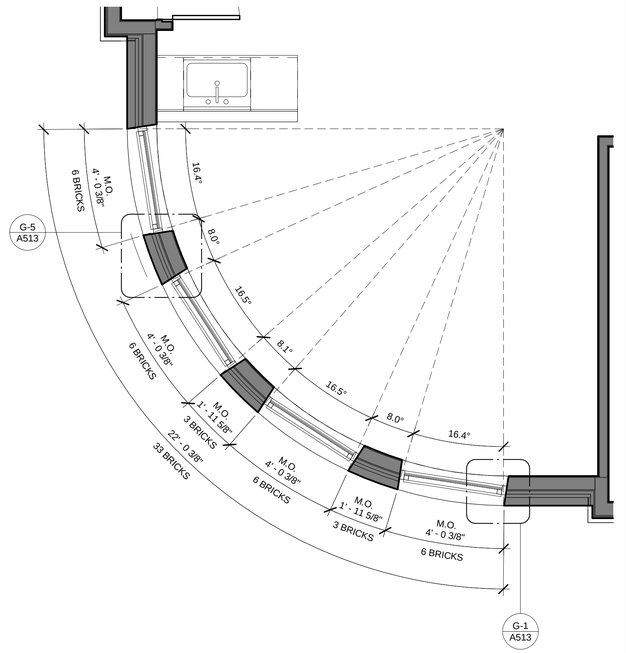
G-1 — CURVED BRICK WALL - UPPER FLR - END DETAIL

3" = 1'-0"



G-5 — CURVED BRICK WALL - UPPER FLR PLAN - DETAIL

3" = 1'-0"

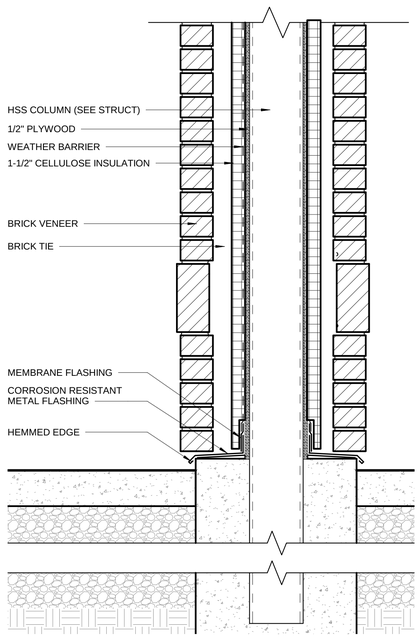


G-9 — CURVED BRICK WALL - UPPER FLOOR PLAN

3/8" = 1'-0"

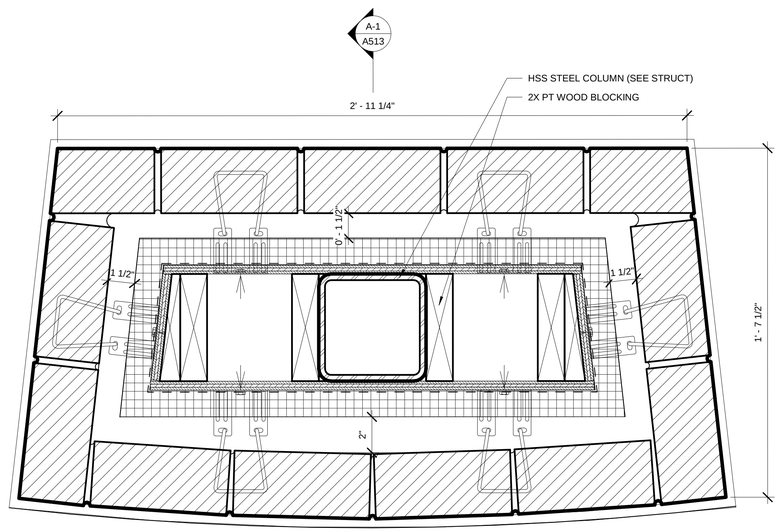
NOTES

DO NOT SCALE DRAWINGS.



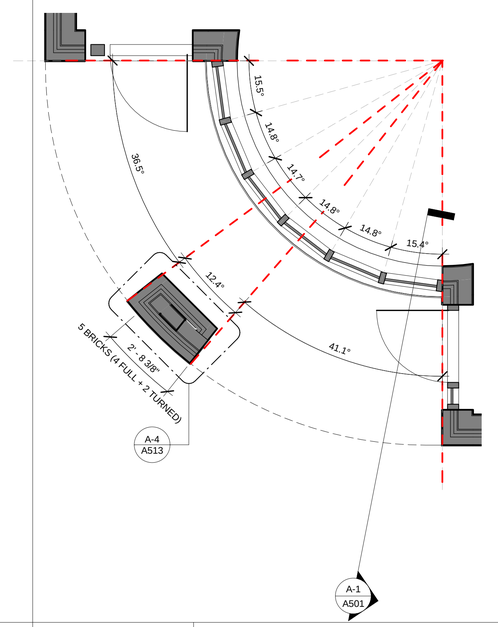
A-1 — DTL AT BRICK PIER BASE

1 1/2" = 1'-0"



A-4 — CURVED BRICK PIER - 1ST FLR PLAN - DETAIL

3" = 1'-0"



A-9 — CURV. BRICK WALL - 1ST FLR PL

3/8" = 1'-0"

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

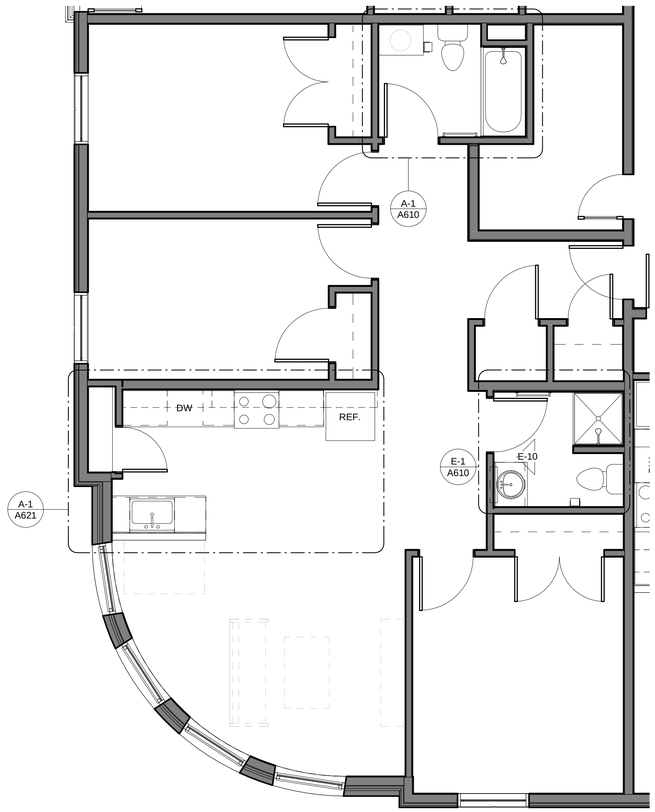
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
CURVED EXTERIOR WALL - DETAILS

95% PRICING SUBMISSION

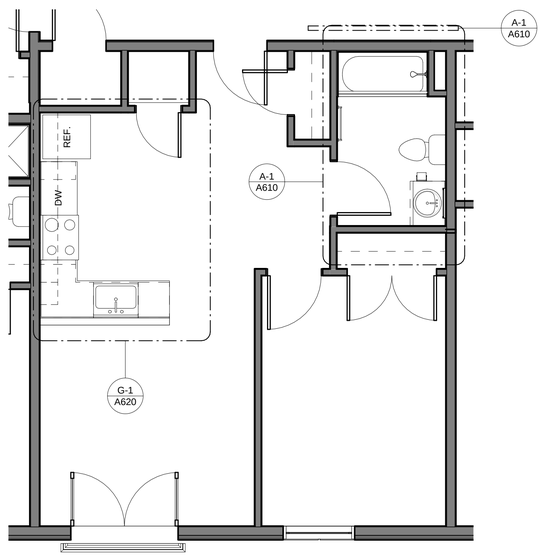
Designed	Designer
Checked	Author
Project No.	16045.00
Scale	As indicated
Date	10.31.2018

Drawing No.
A513



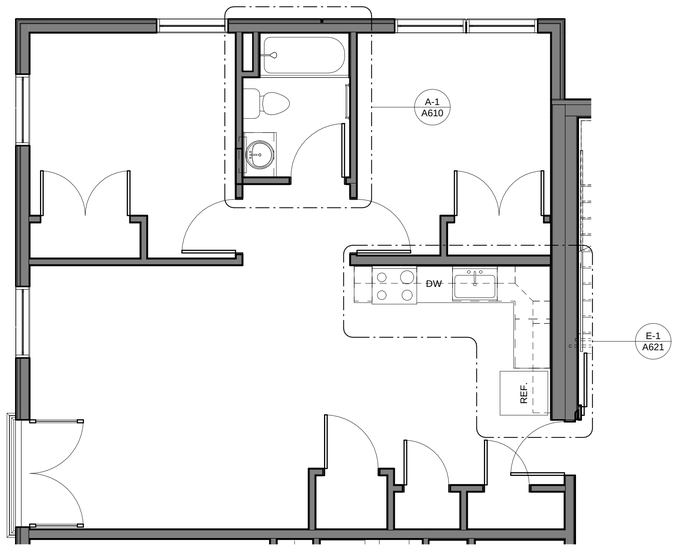
F-1 | UNIT TYPE C

1/4" = 1'-0"



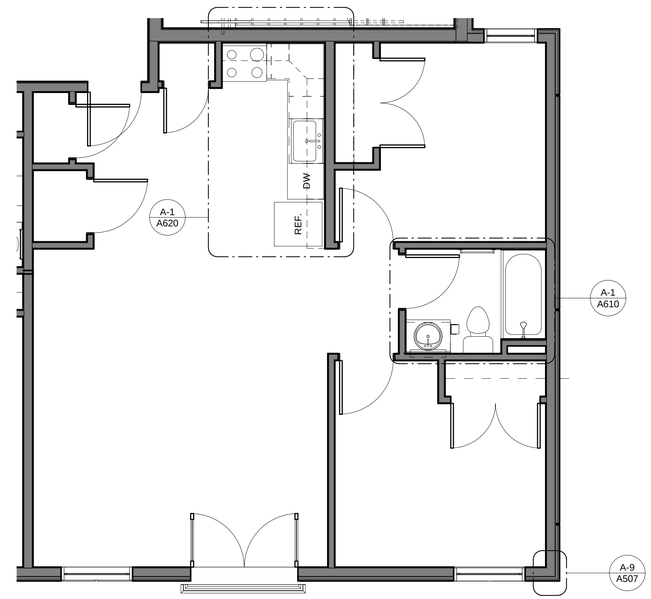
A-1 | UNIT TYPE B

1/4" = 1'-0"



G-7 | UNIT TYPE D

1/4" = 1'-0"



A-7 | UNIT TYPE A

1/4" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

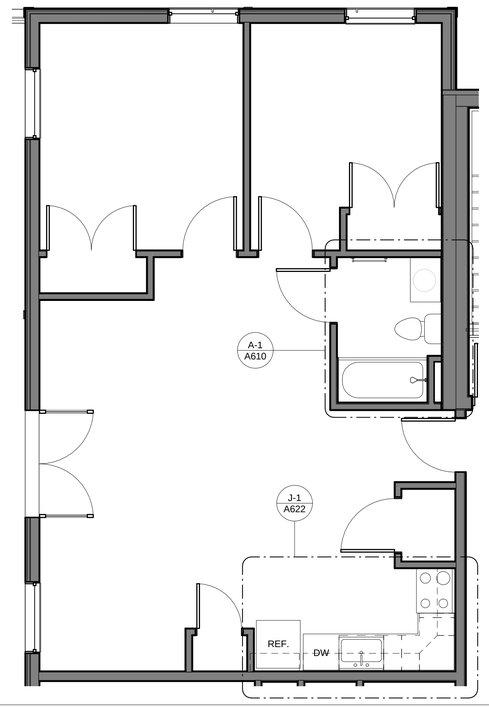
Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
ENLARGED TYPICAL UNIT PLANS

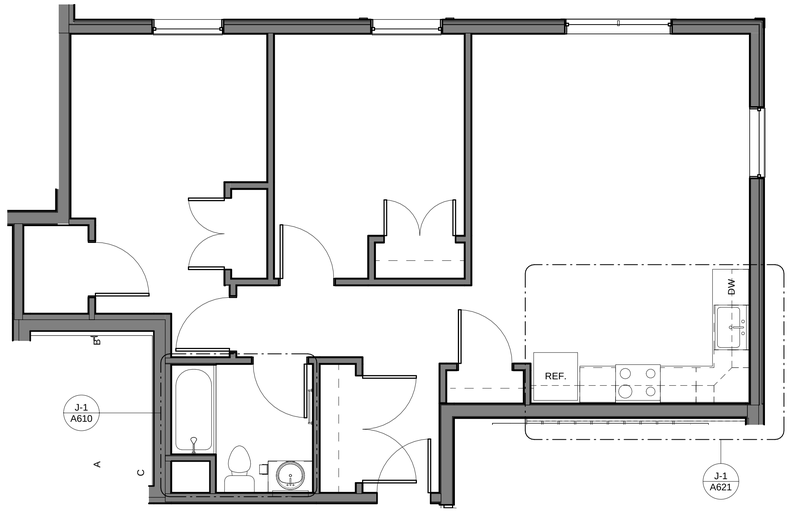
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018
Drawing No.	A601



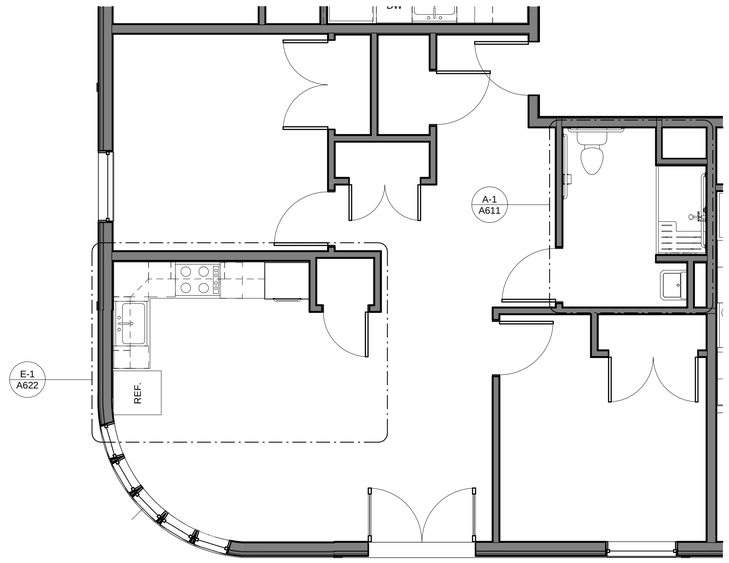
G-1 | UNIT TYPE H

1/4" = 1'-0"



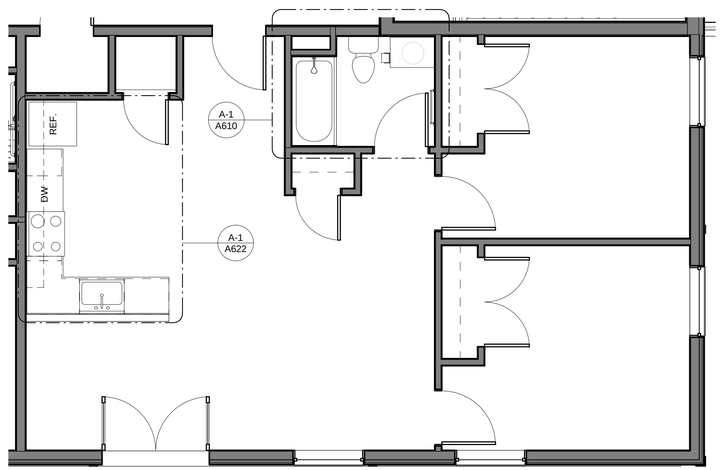
G-7 | UNIT TYPE E

1/4" = 1'-0"



A-1 | UNIT TYPE G

1/4" = 1'-0"



A-7 | UNIT TYPE F

1/4" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

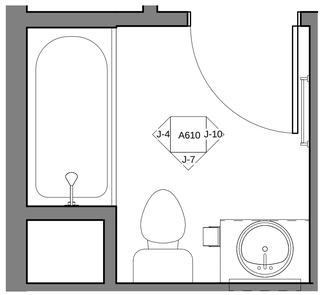
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
ENLARGED TYPICAL UNIT PLANS

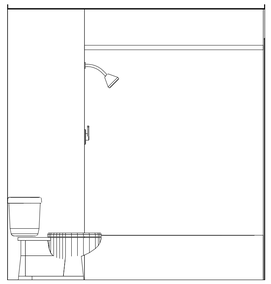
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018

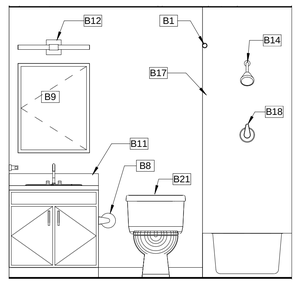
Drawing No.
A602



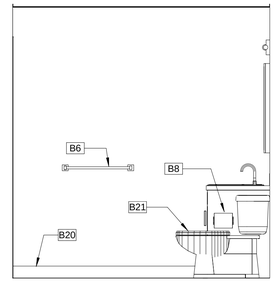
J-1	UNIT TYPE E - BATH
1/2" = 1'-0"	



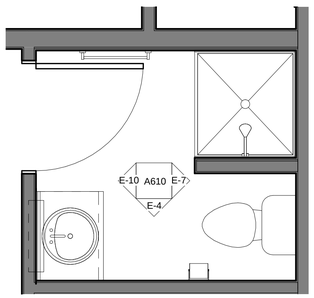
J-4	TYPE E BATH ELEV. 1
1/2" = 1'-0"	



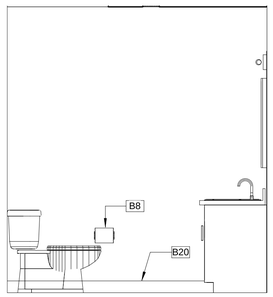
J-7	TYPE E BATH ELEV. 2
1/2" = 1'-0"	



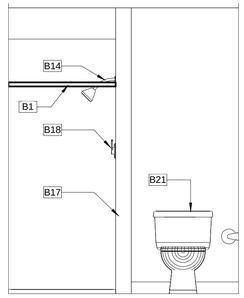
J-10	TYPE E BATH ELEV. 3
1/2" = 1'-0"	



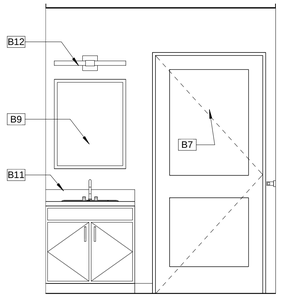
E-1	UNIT TYPE C - BATH 1
1/2" = 1'-0"	



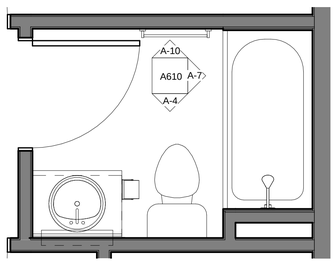
E-4	TYPE C BATH ELEV.1
1/2" = 1'-0"	



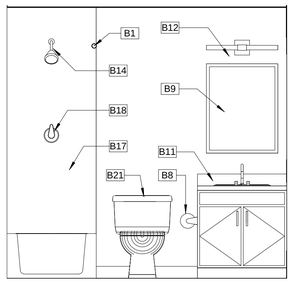
E-7	TYPE C BATH ELEV. 2
1/2" = 1'-0"	



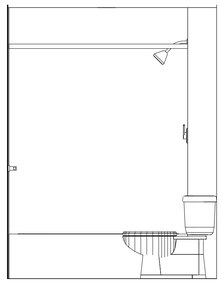
E-10	TYPE C BATH ELEV. 3
1/2" = 1'-0"	



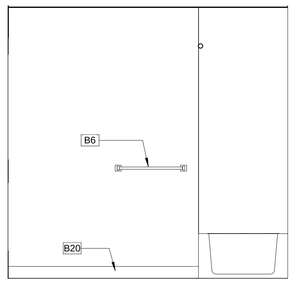
A-1	TYPICAL BATH
1/2" = 1'-0"	



A-4	TYP BATH ELEV. 1
1/2" = 1'-0"	



A-7	TYP BATH ELEV. 2
1/2" = 1'-0"	



A-10	TYP BATH ELEV. 3
1/2" = 1'-0"	

NOTES

DO NOT SCALE DRAWINGS.

KEYNOTES	
Key	Keynote Text
B1	SHOWER CURTAIN ROD, MOUNTED AT 6'6" A.F.F.
B6	24" TOWEL BAR
B7	ROBE HOOK
B8	TOILET PAPER DISPENSER
B9	RECESSED MEDICINE CABINET WITH MIRROR
B11	VANITY
B12	LIGHT FIXTURE
B14	SHOWER HEAD
B17	SOLID SURFACE TUB SURROUND; PROVIDE BLOCKING (TO 60" A.F.F.) AT ALL SHOWER WALLS
B18	MIXING VALVE
B20	4" PORCELAIN TILE COVE BASE
B21	TOILET

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

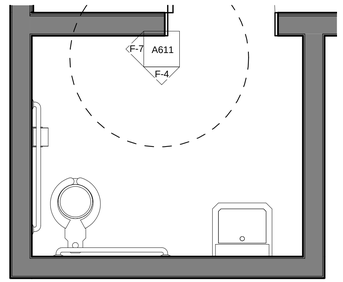
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
BATHROOM ELEVATIONS

95% PRICING SUBMISSION

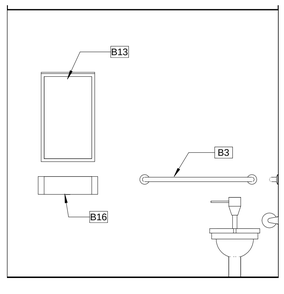
Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/2" = 1'-0"
Date	10.31.2018

Drawing No.
A610



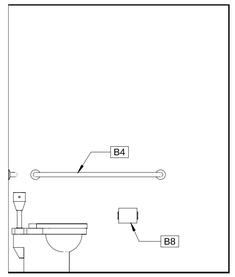
F-1 COMMERCIAL BATHROOM PLAN

1/2" = 1'-0"



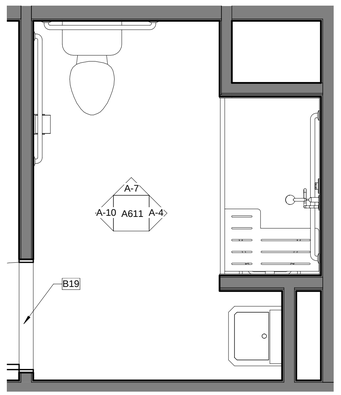
F-4 COMMERCIAL BATH ELEV. 1

1/2" = 1'-0"



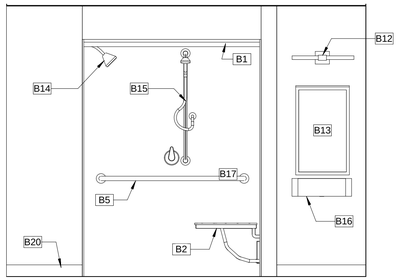
F-7 COMMERCIAL BATH ELEV. 2

1/2" = 1'-0"



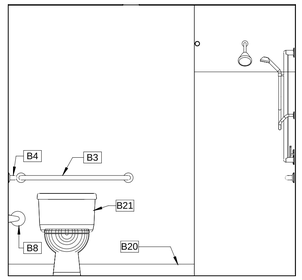
A-1 UNIT TYPE G - BATH

1/2" = 1'-0"



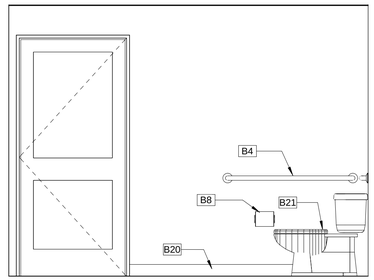
A-4 TYPE G BATH ELEV. 2

1/2" = 1'-0"



A-7 TYPE G BATH ELEV. 4

1/2" = 1'-0"



A-10 TYPE G BATH ELEV. 1

1/2" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

KEYNOTES	
Key	Keynote Text
B1	SHOWER CURTAIN ROD, MOUNTED AT 6'6" A.F.F.
B2	HINGED, PADDED ACCESSIBLE SHOWER SEAT
B3	36" GRAB BAR
B4	42" GRAB BAR
B5	48" GRAB BAR
B8	TOILET PAPER DISPENSER
B12	LIGHT FIXTURE
B13	ADA-COMPLIANT MIRROR
B14	SHOWER HEAD
B15	HANDHELD SHOWER AND MIXING VALVE
B16	WALL-HUNG SINK
B17	SOLID SURFACE TUB SURROUND; PROVIDE BLOCKING (TO 60" A.F.F.) AT ALL SHOWER WALLS
B19	MARBLE THRESHOLD
B20	4" PORCELAIN TILE COVE BASE
B21	TOILET

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

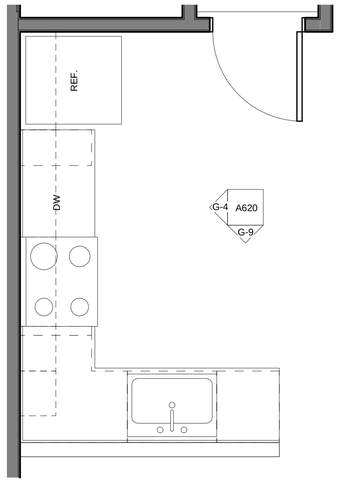
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
BATHROOM ELEVATIONS

95% PRICING SUBMISSION

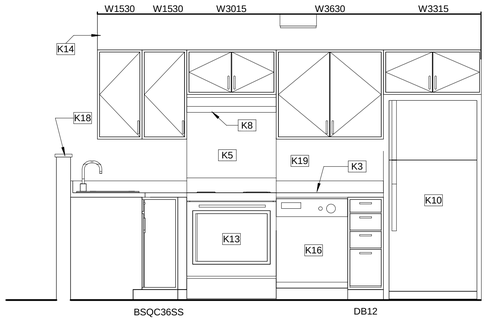
Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/2" = 1'-0"
Date	10.31.2018

Drawing No.
A611



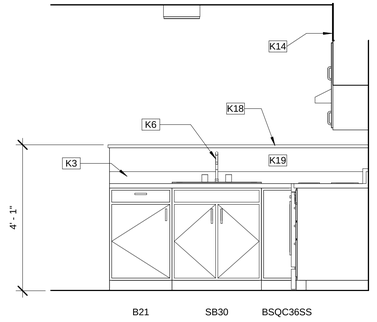
G-1 UNIT TYPE B - KITCHEN

1/2" = 1'-0"



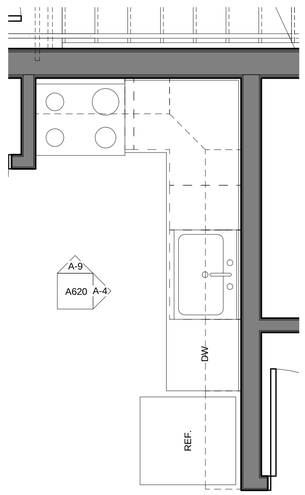
G-4 UNIT TYPE B - KITCHEN ELEV. 1

1/2" = 1'-0"



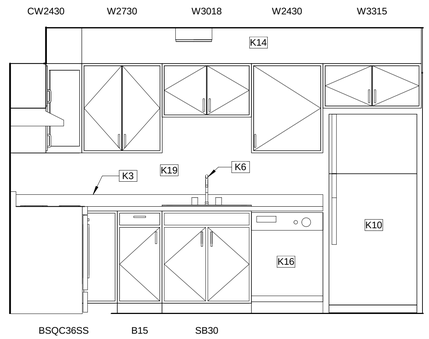
G-9 UNIT TYPE B - KITCHEN ELEV. 2

1/2" = 1'-0"



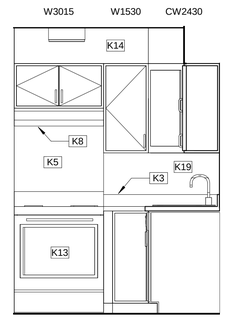
A-1 UNIT TYPE A - KITCHEN

1/2" = 1'-0"



A-4 UNIT TYPE A - KTICHEN ELEV. 1

1/2" = 1'-0"



A-9 UNIT TYPE A - KTICHEN ELEV. 2

1/2" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

KEYNOTES	
Key	Keynote Text
K3	PLAM COUNTERTOP WITH BULLNOSE EDGE, SIDESPLASH AND BACKSPLASH
K5	STAINLESS STEEL WALLSPLASH BEHIND RANGE
K6	STAINLESS STEEL UNDERMOUNT SINGLE BOWL SINK, 4.5" DEEP WITH SINGLE HANDLE LOW FLOW FAUCET, SEPARATE SPRAYER AND DISPOSER
K8	DUCTED RANGE HOOD
K10	REFRIGERATOR
K13	30" RANGE
K14	PROVIDE GWB SOFFIT FLUSH TO FACE OF UPPER CABINET
K16	DISHWASHER
K18	PLAM COUNTERTOP AT PARTIAL HEIGHT WALL
K19	PLAM WALL SPLASH

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

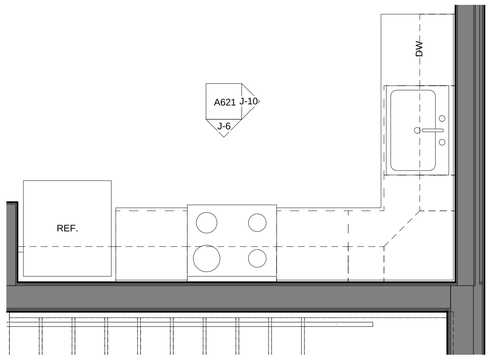
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
KITCHEN ELEVATIONS

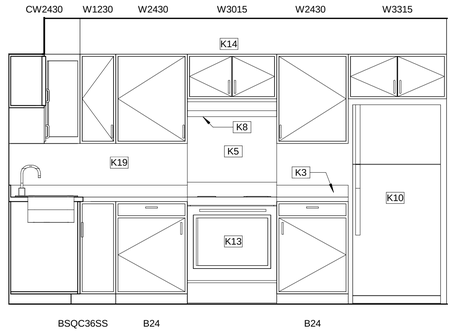
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/2" = 1'-0"
Date	10.31.2018

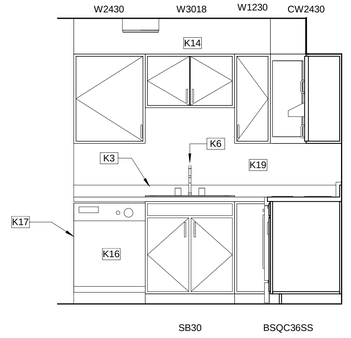
Drawing No.
A620



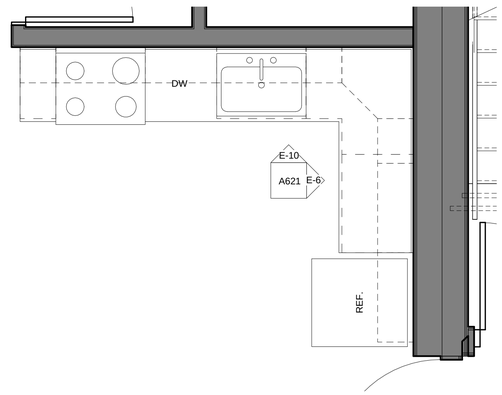
J-1	UNIT TYPE E - KITCHEN
1/2" = 1'-0"	



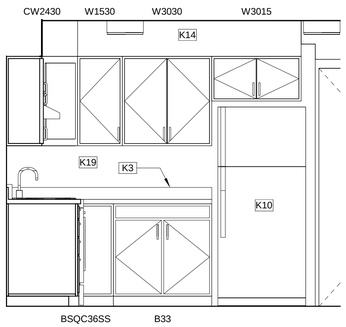
J-6	UNIT TYPE E - KITCHEN ELEV. 1
1/2" = 1'-0"	



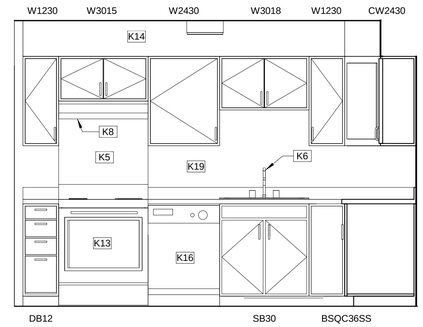
J-10	UNIT TYPE E - KITCHEN ELEV. 2
1/2" = 1'-0"	



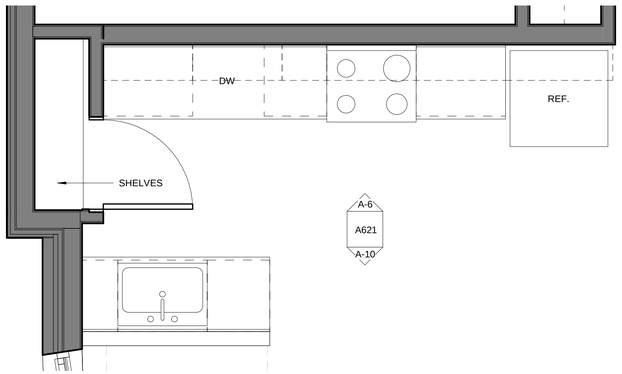
E-1	UNIT TYPE D - KITCHEN
1/2" = 1'-0"	



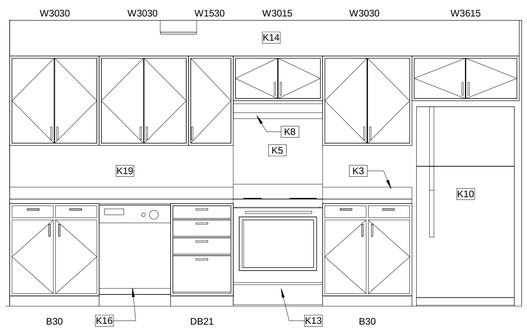
E-6	UNIT TYPE D - KITCHEN ELEV. 1
1/2" = 1'-0"	



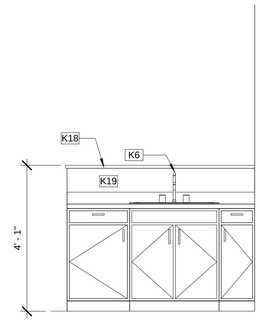
E-10	UNIT TYPE D - KITCHEN ELEV. 2
1/2" = 1'-0"	



A-1	UNIT TYPE C - KITCHEN
1/2" = 1'-0"	



A-6	UNIT TYPE C - KITCHEN ELEV. 1
1/2" = 1'-0"	



A-10	UNIT TYPE C - KITCHEN ELEV. 2
1/2" = 1'-0"	

NOTES

DO NOT SCALE DRAWINGS.

KEYNOTES	
Key	Keynote Text
K3	PLAM COUNTERTOP WITH BULLNOSE EDGE, SIDESPLASH AND BACKSPLASH
K5	STAINLESS STEEL WALLSPLASH BEHIND RANGE
K6	STAINLESS STEEL UNDERMOUNT SINGLE BOWL SINK, 4.5" DEEP WITH SINGLE HANDLE LOW FLOW FAUCET, SEPARATE SPRAYER AND DISPOSER
K8	DUCTED RANGE HOOD
K10	REFRIGERATOR
K13	30" RANGE
K14	PROVIDE GWB SOFFIT FLUSH TO FACE OF UPPER CABINET
K16	DISHWASHER
K17	END PANEL TO MATCH CABINETS
K18	PLAM COUNTERTOP AT PARTIAL HEIGHT WALL
K19	PLAM WALL SPLASH

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

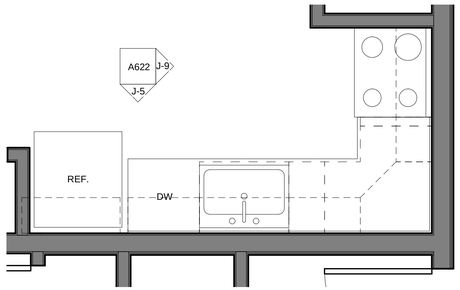
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
KITCHEN ELEVATIONS

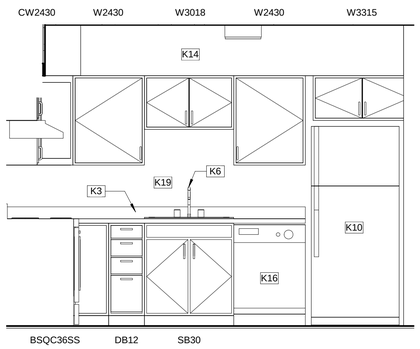
95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/2" = 1'-0"
Date	10.31.2018

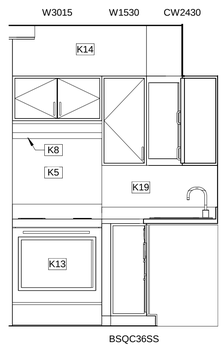
Drawing No.
A621



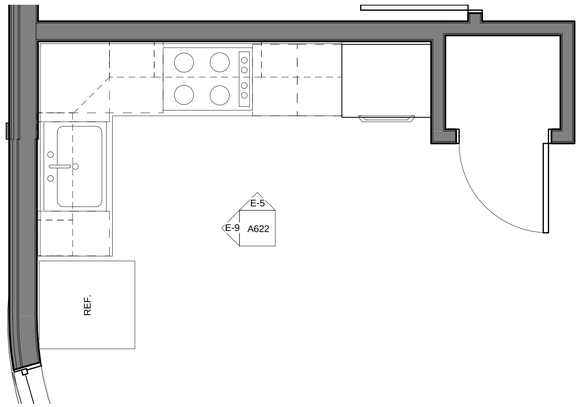
J-1	UNIT TYPE H - KITCHEN
1/2" = 1'-0"	



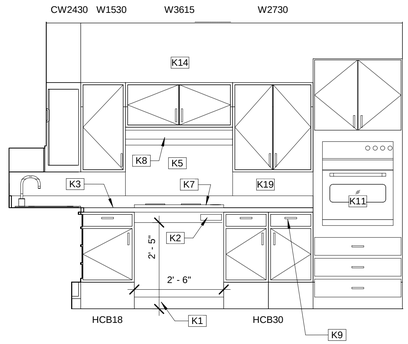
J-5	UNIT TYPE H - KITCHEN ELEV. 1
1/2" = 1'-0"	



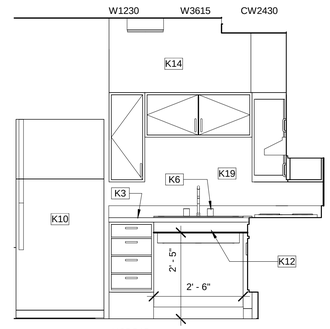
J-9	UNIT TYPE H - KITCHEN ELEV. 2
1/2" = 1'-0"	



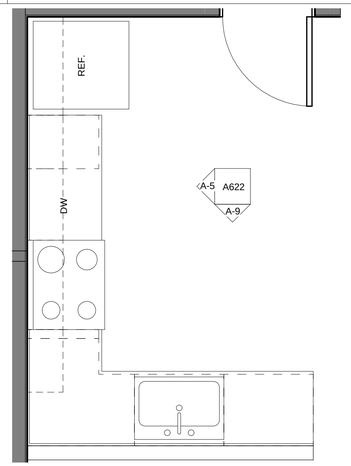
E-1	UNIT TYPE G - KITCHEN
1/2" = 1'-0"	



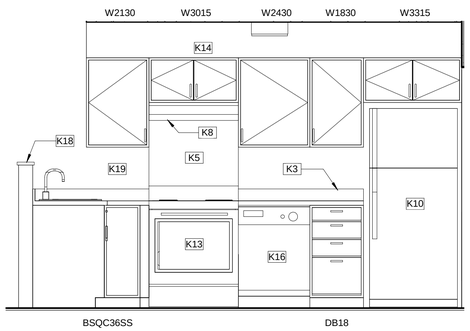
E-5	UNIT TYPE G - KITCHEN ELEV. 1
1/2" = 1'-0"	



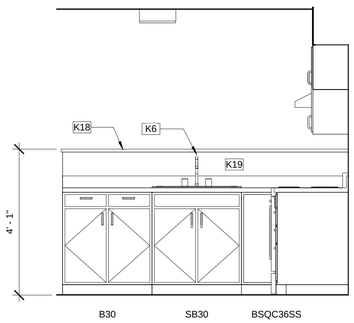
E-9	UNIT TYPE G - KITCHEN ELEV. 2
1/2" = 1'-0"	



A-1	UNIT TYPE F - KITCHEN
1/2" = 1'-0"	



A-5	UNIT TYPE F - KITCHEN ELEV. 1
1/2" = 1'-0"	



A-9	UNIT TYPE F - KITCHEN ELEV. 2
1/2" = 1'-0"	

NOTES

DO NOT SCALE DRAWINGS.

KEYNOTES	
Key	Keynote Text
K1	VINYL BASE
K2	SWITCH FOR REMOTE RANGE HOOD CONTROL
K3	PLAM COUNTERTOP WITH BULLNOSE EDGE, SIDESPLASH AND BACKSPLASH
K5	STAINLESS STEEL WALLSPLASH BEHIND RANGE
K6	STAINLESS STEEL UNDERMOUNT SINGLE BOWL SINK, 4.5" DEEP WITH SINGLE HANDLE LOW FLOW FAUCET, SEPARATE SPRAYER AND DISPOSER
K7	30" COOKTOP
K8	DUCTED RANGE HOOD
K9	BREADBOARD INSERT
K10	REFRIGERATOR
K11	WALL-MOUNTED ELECTRIC OVEN
K12	SINK APRON
K13	30" RANGE
K14	PROVIDE GWB SOFFIT FLUSH TO FACE OF UPPER CABINET
K16	DISHWASHER
K18	PLAM COUNTERTOP AT PARTIAL HEIGHT WALL
K19	PLAM WALL SPLASH

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

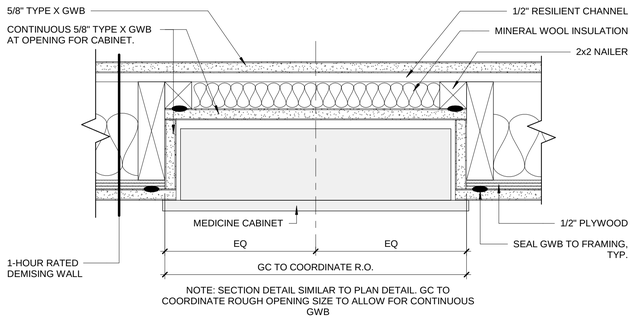
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
KITCHEN ELEVATIONS

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/2" = 1'-0"
Date	10.31.2018

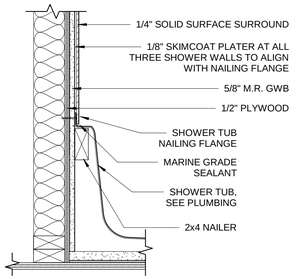
Drawing No.
A622



NOTE: SECTION DETAIL SIMILAR TO PLAN DETAIL. GC TO COORDINATE ROUGH OPENING SIZE TO ALLOW FOR CONTINUOUS GWB

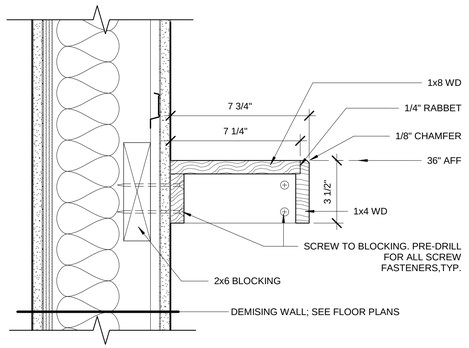
K-5 MEDICINE CABINET AT 1-HR WALL

3" = 1'-0"



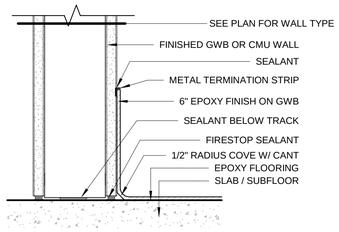
K-9 TUB DETAIL AT WALL

1 1/2" = 1'-0"



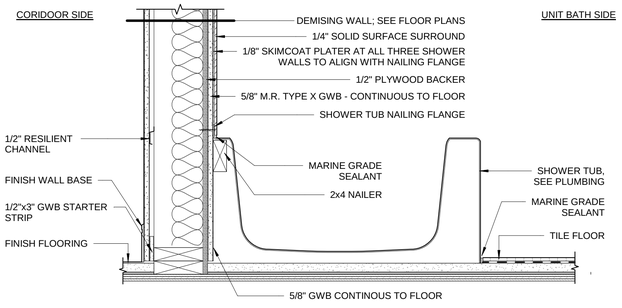
F-1 DETAIL AT UNIT ENTRY SHELF

3" = 1'-0"



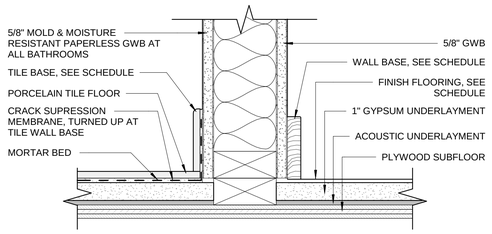
G-5 EPOXY BASE DETAIL

3" = 1'-0"



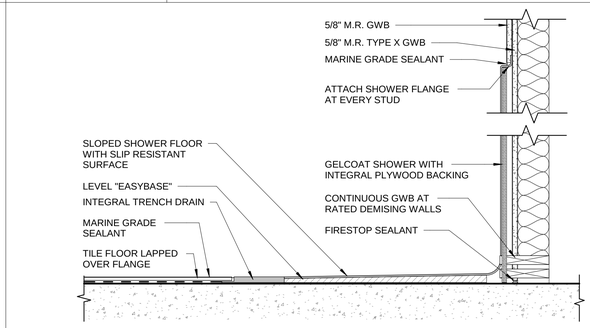
G-9 TUB DETAIL AT RATED WALL

1 1/2" = 1'-0"



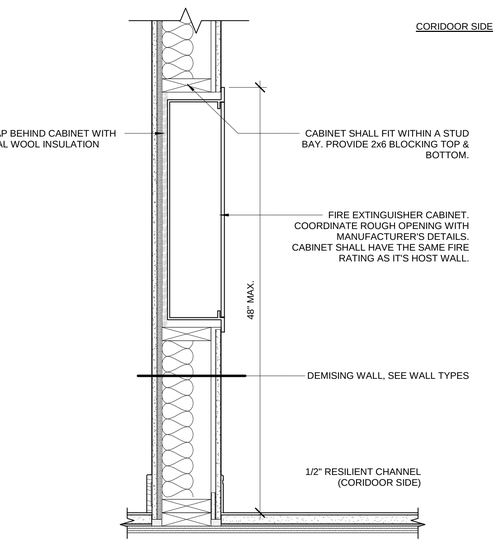
D-5 INT. WALL BASE

3" = 1'-0"



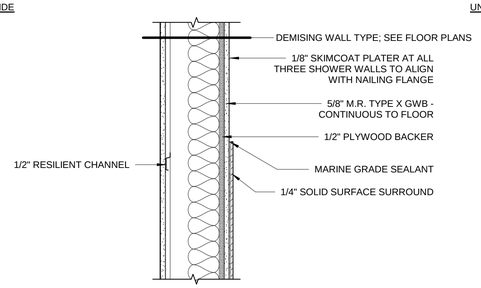
D-9 ACCESSIBLE SHOWER DETAIL

1 1/2" = 1'-0"



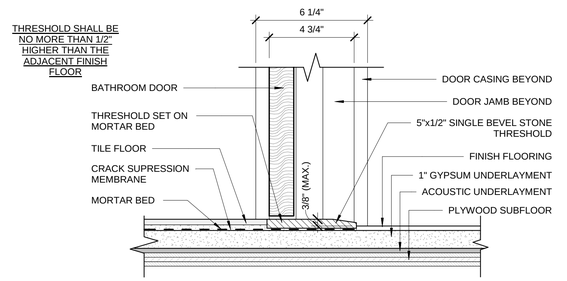
A-1 FIRE EXT. CABNINET SECTION

1 1/2" = 1'-0"



A-5 DETAIL AT TUB SURROUND

1 1/2" = 1'-0"



A-9 BATHROOM THRESHOLD

3" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissqurearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

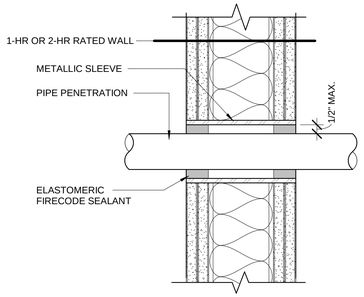
Title
INTERIOR DETAILS

95% PRICING SUBMISSION

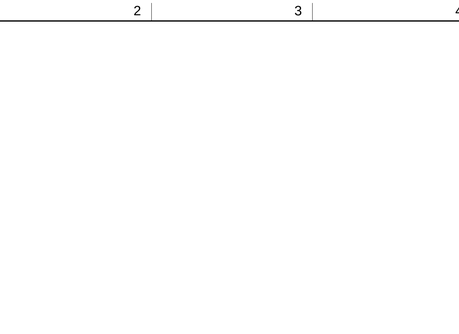
Designed	Designer
Checked	Author
Project No.	16045.00
Scale	As indicated
Date	10.31.2018
Drawing No.	A630

NOT USED

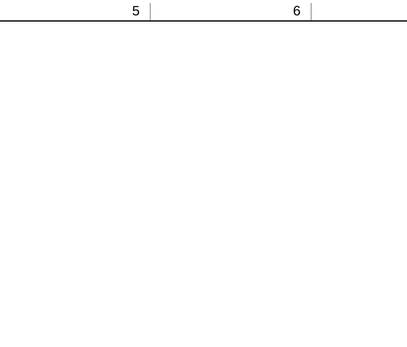
NOT USED



PIPE PENETRATIONS AT 2-HR DEMISING WALL

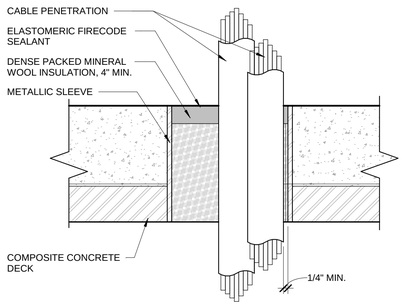


PENETRATIONS AT TYPICAL WOOD FLOOR

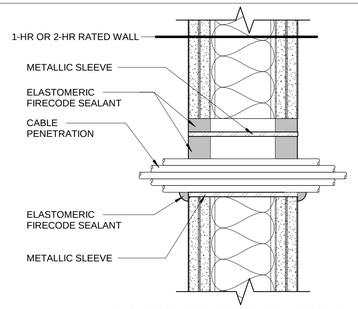


PENETRATIONS AT 2-HR SHAFT WALL

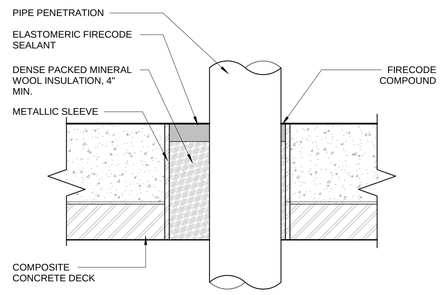
DUCT PENETRATIONS AT 2-HR DEMISING WALL



CABLE PENETRATIONS AT TYPICAL COMPOSITE METAL DECK, 2-HR



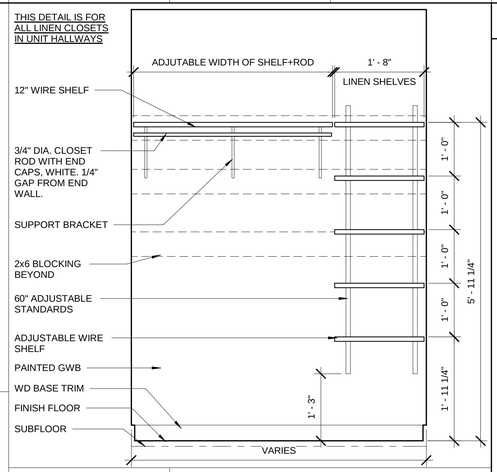
CABLE PENETRATIONS AT 2-HR DEMISING WALL



PIPE PENETRATIONS AT TYPICAL COMPOSITE METAL DECK, 2-HR

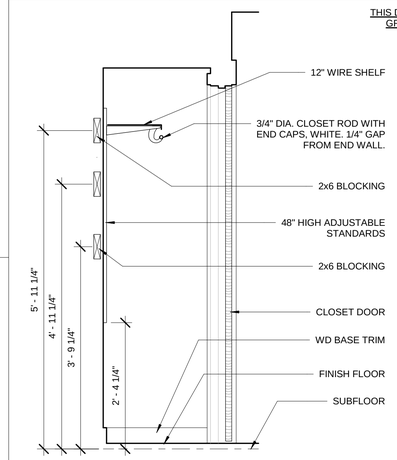
A-1	FIRESTOPPING DETAILS
3" = 1'-0"	

THIS DETAIL IS FOR ALL LINEN CLOSETS IN UNIT HALLWAYS



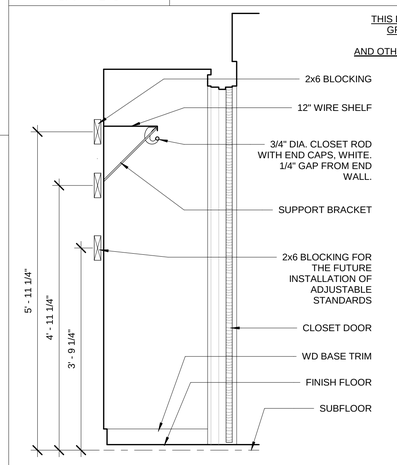
J-10	TYP. CLOSET ELEVATION
3/4" = 1'-0"	

THIS DETAIL IS FOR ALL GROUP 2 BEDROOM CLOSETS.



E-10	SECTION AT CLOSET - GROUP 2
3/4" = 1'-0"	

THIS DETAIL IS FOR ALL GROUP 1 BEDROOM CLOSETS AND OTHER UNIT CLOSETS



A-10	SECTION AT CLOSET - GROUP 1
3/4" = 1'-0"	

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
INTERIOR DETAILS

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	As indicated
Date	10.31.2018
Drawing No.	A631

NOTES

(UNLESS OTHERWISE NOTED ON DRAWINGS OR SPECIFICATIONS)

GENERAL

1. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND SHOP DRAWINGS AND SPECIFICATIONS.
2. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.
3. SHOP DRAWINGS FOR REINFORCING STEEL (INCLUDING ALL ACCESSORIES), STRUCTURAL STEEL, STEEL DECK, ENGINEERED WOOD PRODUCTS AND PRE-FABRICATED WOOD TRUSSES SHALL BE SUBMITTED TO THE ARCHITECT AND A STAMPED ACCEPTANCE RECEIVED BEFORE FABRICATION CAN PROCEED. ERECTION SHALL BE EXECUTED FROM ACCEPTED SHOP DRAWINGS ONLY.
4. A COMPLETE CONCRETE PLACEMENT SCHEDULE SHALL BE SUBMITTED TO THE ARCHITECT AND A STAMPED ACCEPTANCE RECEIVED BEFORE ANY CONCRETE PLACEMENT CAN BE MADE.
5. UNLESS OTHERWISE NOTED, DETAILS SHOWN ON ANY DRAWING ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
6. U.O.N. = UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY SHORING AND BRACING FOR THE NEW AND EXISTING BUILDINGS DURING CONSTRUCTION.
8. ALL WORK SHALL COMPLY WITH THE MASSACHUSETTS STATE BUILDING CODE, 8TH EDITION.
9. NO OPENINGS SHALL BE MADE IN ANY STRUCTURAL MEMBER WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
10. NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
11. OPENINGS 1'-4" AND LESS ON A SIDE ARE GENERALLY NOT SHOWN ON THE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SUCH OPENINGS.
12. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.
13. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT(S) UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.
14. DO NOT SCALE THESE DRAWINGS, USE DIMENSIONS. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT OTHERWISE INDICATED.
15. CONTRACTOR'S CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD.
16. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF RECORD IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY OF SUCH DEVIATION BY THE PROFESSIONAL OF RECORD, REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC. UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE PROFESSIONAL OF RECORD OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
17. WHERE A SECTION/DETAIL IS CUT ON THE PLAN, IT IS ASSUMED TO BE REPRESENTATIVE OF ALL LIKE OR SIMILAR CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THEIR SHOP DRAWINGS AND WORK.

DESIGN LOADS PER MASSACHUSETTS STATE BUILDING CODE: (9TH EDITION)

1. ROOFS:

   GROUND SNOW LOAD, Pg = 40 PSF Ce = 1.0 Is = 1.0 Ct = 1.0
   DESIGN (FLAT SNOW LOAD), P□=30 PSF □DRIFT LOADS PER CODE

   ROOFING: ....7 PSF
   SUSPENDED SERVICES: ....5 PSF
   CEILING: ....4 PSF
   PV ARRAYS: ....10 PSF
   STRUCTURE: ....ACTUAL WEIGHT (TAKEN AS 5 PSF)

2. FLOORS:

   LIVE LOAD:
   LIVING AREAS (U.O.N.): ....40 PSF □5 PSF PARTITIONS
   CORRIDORS: ....80 PSF
   LOBBIES, STAIRS, AND FLEXIBLE OPEN PLAN AREAS: ...100 PSF
   MECHANICAL AREAS: ....150 PSF

   SUSPENDED SERVICES: ....5 PSF
   CEILING: ....4 PSF
   1" THICK GYPSUM UNDERLAYMENT.....9 PSF
   STRUCTURE: ....ACTUAL WEIGHT

3. GROUND LEVEL SLABS:

   LIVE LOADS:
   ALL AREAS (U.N.O.): ....100 PSF
   MECHANICAL ROOMS: ....150 PSF

4. WIND LOAD:

   BASIC WIND SPEED, V: .... 127 MPH IW = 1.00 OCCUPANCY CATEGORY = II
   EXPOSURE CATEGORY = B
   INTERNAL PRESSURE COEFFICIENT, GCPI: ±0.18
   COMPONENTS AND CLADDING PRESSURES PER TABLES BELOW:

WALL DESIGN WIND PRESSURE TABLE

HEIGHT (h): (ABOVE GRADE)			h ≤ 30'-0"	30'-0" < h ≤ 50'-0"
AT FIELD OF WALLS (INTERIOR ZONES)	TRIBUTARY AREA (A)	10 ft^2	32 PSF	37 PSF
		20 ft^2	31 PSF	35 PSF
		50 ft^2	29 PSF	33 PSF
		100 ft^2	27 PSF	31 PSF
		500 ft^2	24 PSF	28 PSF
AT END ZONES	TRIBUTARY AREA (A)	10 ft^2	39 PSF	45 PSF
		20 ft^2	36 PSF	42 PSF
		50 ft^2	33 PSF	38 PSF
		100 ft^2	30 PSF	35 PSF
		500 ft^2	24 PSF	28 PSF

NOTES:

1. FOR EFFECTIVE WIND AREAS BETWEEN THOSE GIVEN, VALUE MAY BE INTERPOLATED, OTHERWISE USE THE VALUE ASSOCIATED WITH THE LOWER EFFECTIVE WIND AREA.
2. PRESSURES LISTED ABOVE SHALL BE CONSIDERED TO ACT TOWARDS OR AWAY FROM SURFACES.

DESIGN LOADS (CONTINUED):

ROOF DESIGN WIND PRESSURE TABLE

HEIGHT (h): (ABOVE GRADE)			h ≤ 30'-0"	30'-0" < h ≤ 50'-0"
INTERIOR ZONES	TRIBUTARY AREA (A)	10 ft^2	29 PSF	34 PSF
		20 ft^2	28 PSF	33 PSF
		50 ft^2	27 PSF	32 PSF
		100 ft^2	27 PSF	31 PSF
END ZONES	TRIBUTARY AREA (A)	10 ft^2	49 PSF	57 PSF
		20 ft^2	44 PSF	51 PSF
		50 ft^2	37 PSF	43 PSF
		100 ft^2	32 PSF	37 PSF
CORNER ZONES	TRIBUTARY AREA (A)	10 ft^2	73 PSF	85 PSF
		20 ft^2	61 PSF	71 PSF
		50 ft^2	44 PSF	51 PSF
		100 ft^2	32 PSF	37 PSF

NOTES:

1. FOR EFFECTIVE WIND AREAS BETWEEN THOSE GIVEN, VALUE MAY BE INTERPOLATED, OTHERWISE USE THE VALUE ASSOCIATED WITH THE LOWER EFFECTIVE WIND AREA.
2. PRESSURES SHOWN ARE FOR STRUCTURAL ELEMENTS ONLY. FOR ROOF PRESSURES ON ROOF ASSEMBLIES, THE ASSUMED TRIBUTARY AREA MAY NOT EXCEED 10 ft^2. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR FURTHER INFORMATION.

5. SEISMIC LOAD:

   Ie = 1.00 Ss = 0.219 S1 = 0.070 SITE CLASS: ....D
   Sds = 0.234 Sd1 = 0.112
   SEISMIC DESIGN CATEGORY = B
   BASIC SEISMIC-FORCE RESISTING SYSTEM: .... BEARING WALL SYSTEM UTILIZING LIGHT FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE.
   R = 6.5, Cd = 4.0

   STRUCTURAL ANALYSIS PROCEDURE: ... EQUIVALENT LATERAL FORCE PROCEDURE PER ASCE 7 CH. 12.8

   SEISMIC BASE SHEAR, V = Cs □W
   Cs = TBD W = TBD

6. SOIL LOADS:

   A. EQUIVALENT FLUID PRESSURES:
   SOIL DENSITY: 130 PCF
   ACTIVE: 40 PCF
   AT-REST: 65 PCF
   PASSIVE: 300 PCF
   B. FRICTION COEFFICIENT: 0.5
   C. ALLOWABLE SLOPE: 1H:1V

7. SPECIAL LOADING:

   (a) GUARDRAILS / HANDRAILS:
   200 POUND CONCENTRATED LOAD, OR:

   (□) GUARDRAILS / HANDRAILS:
   50 PLF HORIZONTAL

   (c) ELEVATORS:
   WEIGHT OF MACHINERY AND MOVING LOADS SHALL BE DOUBLED FOR IMPACT

   (d) SURCHARGE LOAD...........100 PSF

CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, EXCEPT FOR LEAN CONCRETE UNDER THE ELEVATOR MAT SLAB WHICH SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI AT 28 DAYS (AS NEEDED).

   1A. ALL CONCRETE SHALL BE NORMAL WEIGHT (145 PCF) EXCEPT FOR THE SLAB ON STEEL DECK WHICH SHALL BE LIGHT-WEIGHT (115 PCF).
2. ALL REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60 (DEFORMED), EXCEPT ASTM A706 WHERE WELDED.
3. LAP ALL CONTINUOUS BARS IN ACCORDANCE WITH THE "DEVELOPMENT LENGTH AND SPLICE TABLE".
4. ALL WELDED WIRE FABRIC (W.W.F.) SHALL CONFORM TO ASTM A185. LAP 2 SQUARES AT ALL JOINTS AND TIE @ 3"-0" ON CENTER.
5. CLEAR CONCRETE PROTECTION FOR REINFORCING: (UNLESS OTHERWISE NOTED).

   A. FOOTINGS: 3"
   B. FOUNDATION WALLS: 2"
   C. SLABS-ON-GRADE: 1/4" THE SLAB THICKNESS FROM THE TOP
   D. PIERS AND PILASTERS: 2" TO TIES
   E. BEAMS AND COLUMNS: 2" EXTERIOR: 1 1/2" INTERIOR
   F. INTERIOR AND ABOVE GRADE WALLS: 3/4"
   G. FRAMED SLABS: 3/4" FROM TOP, 2" FROM BOTTOM
   H. SLABS ON STEEL DECK: 1" FROM TOP
6. NO BARS SHALL BE CUT OR OMITTED IN THE FIELD BECAUSE OF SLEEVES, DUCT OPENINGS OR RECESSES. BARS MAY BE MOVED ASIDE WITHOUT CHANGE IN LEVEL WITH THE APPROVAL OF THE ARCHITECT.
7. NO PIPES SHALL PASS THROUGH CONCRETE WITHOUT THE PERMISSION OF THE ARCHITECT. STEEL PIPE SLEEVES SHALL BE PROVIDED AND SPACED A MINIMUM OF THREE PIPE DIAMETERS APART.
8. ALL CONDUIT SHALL RUN ABOVE BOTTOM REINFORCING, BELOW TOP REINFORCING, AND INSIDE BEAM STIRRUPS AND WALL REINFORCING. LINES OF CONDUIT SHALL BE SPACED NOT CLOSER THAN THREE CONDUIT DIAMETERS ON CENTER. MAXIMUM SIZE OF CONDUIT IN SLAB SHALL BE EQUAL TO 1/3 OF THE SLAB OR WALL THICKNESS. ALUMINUM CONDUIT IS NOT PERMITTED.
9. ALL KEYS SHALL BE 2" BY 4" WITH BEVELED SIDES (UNLESS OTHERWISE NOTED).
10. HORIZONTAL CONSTRUCTION JOINTS SHALL BE AS INDICATED ON THE DRAWINGS. VERTICAL CONSTRUCTION JOINTS SHALL BE APPROVED BY THE ARCHITECT. ALL CONSTRUCTION JOINTS SHALL BE FORMED WITH A STANDARD KEY AND ALL REINFORCING EXTENDED IN ACCORDANCE WITH THE "DEVELOPMENT LENGTH AND SPLICE TABLE".
11. THE CONTRACTOR SHALL SUBMIT DRAWINGS SHOWING THE COMPLETE LAYOUTS OF ALL CONTROL JOINTS, CONSTRUCTION JOINTS, AND ISOLATION JOINTS FOR SLABS-ON- GRADE. CONCRETE PLACEMENT SHALL NOT PROCEED UNTIL THESE DRAWINGS HAVE BEEN REVIEWED BY THE ARCHITECT.
12. DETAILS NOT SHOWN ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL 315.
13. SAMPLES FOR STRENGTH TESTS OF EACH CLASS OF CONCRETE PLACED EACH DAY SHALL BE TAKEN NOT LESS THAN ONCE A DAY, NOR LESS THAN ONCE FOR EACH 150 CUBIC YARDS OF CONCRETE, NOR LESS THAN ONCE FOR EACH 5000 SQUARE FEET OF SURFACE AREA FOR SLABS AND WALLS.
14. REFER TO SPECIFICATION SECTION 033000 FOR ADDITIONAL INFORMATION.

WOOD:

1. ALL STRUCTURAL LUMBER AND THEIR CONNECTIONS SHALL CONFORM TO THE LATEST EDITION OF THE NFPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND SUPPLEMENT "DESIGN VALUES FOR WOOD CONSTRUCTION."
2. ALL WOOD FRAMING EXPOSED TO WEATHER SHALL BE PRESERVATIVE PRESSURE TREATED SOUTHERN PINE NO. 2 OR BETTER, OR WOLMANIZED PSL .
3. ALL SILLS IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE PRESSURE TREATED SOUTHERN PINE NO. 2 OR BETTER.
4. ALL STRUCTURAL WOOD FRAMING (JOISTS, RAFTERS, STUDS AND LINTELS) SHALL BE SPRUCE-PINE-FIR NO.1/NO. 2 OR BETTER WITH F□- 875 PSI□Fv - 135 PSI□E - 1,400,000 PSI
   TOP PLATES AND SILL PLATES OF ALL STRUCTURAL WALLS SHALL BE SOUTHERN PINE NO. 2 OR BETTER.
5. PROVIDE DOUBLE TACK STUDS (MINIMUM) UNDER ALL HEADERS, OR BUILT UP BEAMS UNLESS OTHERWISE NOTED. SUCH STUDS SHALL CONTINUE FROM THE POINT OF LOAD APPLICATION TO THE FOUNDATION.
6. ALL FLUSH (SIDE-MOUNTED) CONNECTIONS SHALL HAVE BEAM, JOIST OR TRUSS HANGERS CAPABLE OF SUPPORTING THE MAXIMUM REACTION OF THE MEMBER.
7. ALL POST TO BEAM CONNECTIONS SHALL HAVE A METAL POST CAP, BY "SIMPSON," OR ACCEPTED EQUAL, UNLESS OTHERWISE NOTED.
8. ALL CONNECTIONS SHALL CONFORM TO THE CURRENT EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, AND THE CONTRACT DOCUMENTS.
9. ALL STRUCTURAL LUMBER SHALL BE STAMPED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S "CONSTRUCTION MANUAL".
10. ALL STRUCTURAL LAMINATED STRAND LUMBER (LSL), LAMINATED VENEER LUMBER (LVL), AND PARALLEL STRAND LUMBER (PSL) SHALL CONFORM TO THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD" AND SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
11.

LSL's	LVL's	PSL's (BEAMS)	PSL's (COLUMNS)
F□ = 2,325 PSI	F□ = 2,600 PSI	F□ = 2,900 PSI	F□ = 2,400 PSI, Fc= 2,500 PSI
Fv = 310 PSI	Fv = 285 PSI	Fv = 290 PSI	Fv = 180 PSI
E = 1,550,000 PSI	E = 2,000,000 PSI	E = 2,000,000 PSI	E = 1,800,000 PSI

12. ALL PERFORMANCE RATED I-JOISTS (PRI's) SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH APA/EWS STANDARDS AND ESR-1405. JOISTS SHALL HAVE THE MINIMUM PROPERTIES DEFINED ON THE SCHEDULE (SEE TYPICAL DETAILS). SEE SPECIFICATION FOR MORE INFORMATION.
13. ALL STEEL HARDWARE SHALL BE HOT-DIPPED GALVANIZED. PROVIDE AND INSTALL STAMPED AND FABRICATED STEEL OF THE TYPE INDICATED AS REQUIRED IN THE CONSTRUCTION DOCUMENTS OR CONNECTION SHOP DRAWINGS. NAILS SHALL BE THOSE FURNISHED BY THE MANUFACTURER FOR THIS SPECIFIC USE. NAILS SHALL BE FULLY DRIVEN IN ALL HOLES IN THE HANGER OR ANCHOR. "TECO" OR "SIMPSON" HANGERS, CONFORMING TO THE REQUIREMENTS INDICATED, SHALL BE PROVIDED. ALL TRUSS, TJI AND LVL/PSL HARDWARE SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER.
14. ALL FASTENING SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE PER THE MASSACHUSETTS STATE BUILDING CODE.
15. STRUCTURAL WOOD MEMBERS SHALL NOT BE CUT, NOTCHED OR PIERCED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THE MASSACHUSETTS STATE BUILDING CODE.
16. ALL TOP-MOUNTED JOISTS SHALL HAVE A MINIMUM BEARING OF 1-3/4" AT JOIST ENDS□3-1/2" AT INTERMEDIATE SUPPORTS.
17. APA RATED ROOF AND FLOOR SHEATHING SHALL BE T □ G PLYWOOD ONLY AND NAILED WITH 10d NAILS @ 6" O.C. ALONG DIAPHRAGM BOUNDARIES AND AT ALL SUPPORTED EDGES. PROVIDE 10d NAILS @ 12" O.C. AT ALL INTERMEDIATE SUPPORTS. SEE S-006 FOR DETAIL.
18. PLYWOOD SHEATHING AT ROOF AND WALLS SHALL SPAN PERPENDICULAR TO ROOF TRUSSES OR WALL STUDS, UNLESS OTHERWISE NOTED.
19. ALL EXTERIOR WALL SHEATHING AND INTERIOR WALL SHEATHING SHALL BE APA RATED STRUCTURAL I PLYWOOD WALL SHEATHING WITH A MINIMUM THICKNESS OF 15/32", SEEPLAN NOTES FOR NAILING PATTERN.
20. PROVIDE 2X BLOCKING AT ALL UNSUPPORTED PLYWOOD EDGES AT SHEAR WALL SHEATHING.
21. UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL STUD WALLS SHALL BE CAPPED WITH DOUBLE TOP PLATES INSTALLED TO PROVIDE OVERLAPPING CORNERS AND WALL INTERSECTIONS. TOP PLATES SHALL BE OFFSET NOT LESS THAN 48 INCHES.
22. ALL WALLS REQUIRING PLYWOOD SHEATHING SHALL BE CONSTRUCTED WITH THE SHEATHING PROPERLY FASTENED TO THE WALL STUDS, SOLE PLATE AND TOP PLATES IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE. ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER STUDS AND ALL HORIZONTAL JOINTS SHALL OCCUR OVER BLOCKING AT LEAST EQUAL IN SIZE TO THE STUDS.
23. THE FOLLOWING CONSTRUCTION COMPONENTS ARE DESIGNATED ON THE BASIS OF A PERFORMANCE SPECIFICATION TO BE DESIGNED BY THE CONTRACTOR'S OR SUBCONTRACTOR'S REGISTERED PROFESSIONAL ENGINEER. THE DESIGN OF THESE STRUCTURAL ELEMENTS OR SYSTEMS WILL BE REVIEWED BY THE SER:
    - WOOD STAIRS, LANDINGS, HANDRAILS AND GUARDRAILS

POST-INSTALLED ANCHORS

1. EXCEPT WHERE INDICATED ON THE DRAWINGS, POST-INSTALLED ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES AS PROVIDED BY HILTI, INC. CONTACT HILTI AT (800) 879-8000 FOR PRODUCT RELATED QUESTIONS.

   A. WHERE PLANS, SECTIONS, OR DETAILS REQUIRE ANCHORAGE TO CONCRETE WITH ADHESIVE ANCHORS, USE THE HILTI HIT-HY 200 SAFE SET SYSTEM WITH HILTI HOLLOW DRILL BIT (TE-CD OR TE-YD) WITH HAS-E THREADED RODS (SEE NOTE □2 BELOW) PER ICC ESR-3187, OR APPROVED EQUAL..
   B. WHERE PLANS, SECTIONS, OR DETAILS REQUIRE ANCHORAGE TO SOLID GROUTED MASONRY WITH ADHESIVE ANCHORS, USE THE HILTI HIT-HY 70 HYBRID ADHESIVE FOR MASONRY WITH HILTI HOLLOW DRILL BIT (TE-CD OR TE-YD) WITH HAS-E THREADED RODS (SEE NOTE □2 BELOW) PER ICC ESR-2682, OR APPROVED EQUAL.
   C. WHERE PLANS, SECTION, OR DETAILS REQUIRE ANCHORAGE TO CONCRETE OR SOLID GROUTED MASONRY WITH MECHANICAL OR EXPANSION ANCHORS, USE HILTI KWIK BOLT-3 EXPANSION ANCHORS PER ICC ESR-1385.
   D. WHERE PLANS, SECTIONS, OR DETAILS REQUIRE NEW STEEL REINFORCING BARS TO BE ANCHORED TO CONCRETE, USE THE HILTI HIT-HY 200 SAFE SET SYSTEM WITH HILTI HOLLOW DRILL BIT (TE-CD OR TE-YD) WITH CONTINUOUSLY DEFORMED REBAR PER ICC ESR-3187.
2. UNLESS OTHERWISE NOTED, THREADED ROD ANCHORS SHALL CONFORM TO HAS-E STANDARD IS 898 CLASS 5.8.
3. ANCHOR CAPACITY USED IN DESIGN SHALL BE BASED ON THE TECHNICAL DATA PUBLISHED BY HILTI OR SUCH OTHER METHOD AS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. CONTRACTOR SHALL PROVIDE CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. SUBSTITUTIONS WILL BE EVALUATED BY THEIR HAVING AN ICC ESR SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USES, LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS. ADHESIVE ANCHOR EVALUATION WILL ALSO CONSIDER CREEP, IN-SERVICE TEMPERATURE AND INSTALLATION TEMPERATURE.
4. INSTALL ANCHORS PER THE MANUFACTURER INSTRUCTIONS, AS INCLUDED IN THE ANCHOR PACKAGING.
5. OVERHEAD ADHESIVE ANCHORS MUST BE INSTALLED USING THE HILTI PROFI SYSTEM.
6. THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.
7. ANCHOR CAPACITY IS DEPENDANT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.
8. EXISTING REINFORCING BARS IN THE CONCRETE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. NO EXISTING BARS MAY BE CUT OR REMOVED TO INSTALL ANCHORS. CONTRACTOR MAY RELOCATE ANCHORS TO AVOID EXISTING REINFORCEMENT PROVIDED MAXIMUM SPACING AND EDGE CLEARANCE DISTANCES ARE MAINTAINED.

STRUCTURAL STEEL:

1. ALL STRUCTURAL STEEL MATERIALS, WORKMANSHIP, AND DETAILS SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN" AND AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES". STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
2. STRUCTURAL STEEL W-SHAPES....................ASTM A992 (GRADE 50)
   STRUCTURAL STEEL TUBES....................ASTM A500, GRADE C (Fy=50 KSI)
   STRUCTURAL STEEL PIPES....................ASTM A500, GRADE C (Fy=46 KSI)
   STRUCTURAL STEEL CHANNELS □ ANGLES....................ASTM A36, U.N.O.
   STRUCTURAL STEEL PLATES....................ASTM A572, GRADE 50, U.N.O.
3. ALL SHOP CONNECTIONS SHALL BE WELDED TO CONFORM TO "STRUCTURAL WELDING CODE" AWS D1.1, LATEST EDITION, OF THE AMERICAN WELDING SOCIETY, E70 SERIES. SHOP CONNECTIONS MAY BE HIGH STRENGTH BOLTED TO CONFORM TO SPECIFICATION ASTM A325.
4. ALL FIELD CONNECTIONS SHALL BE HIGH STRENGTH BOLTED TO CONFORM TO ASTM A325-N, UNLESS OTHERWISE NOTED. WHERE WELDING IS SPECIFIED, WELDING PER NOTE □2 ABOVE SHALL APPLY.
5. PROVIDE 3/8" THICK MINIMUM STIFFENER PLATES AT ALL BEAMS OVER COLUMNS AND AT ALL COLUMNS OVER BEAMS.
6. ALL STRUCTURAL STEEL BEAMS AND COLUMNS SHALL BE UNPRIMED, UNLESS OTHERWISE ON NOTED ON PLAN OR IN SPECIFICATIONS.
7. PROVIDE 1/4 INCH THICK LEVELING PLATE AND 3/4"(±) OF NON-SHRINK GROUT UNDER ALL COLUMN BASE PLATES SUPPORTED ON CONCRETE OR CMU. LEVELING PLATES SHALL BE SET AND GROUTED SOLID BEFORE ERECTION OF COLUMN.
8. ANCHOR RODS SHALL CONFORM TO ASTM F1554, GRADE 36 OR 55, UNLESS OTHERWISE NOTED. EMBEDMENT INTO CONCRETE SHALL BE 12" TERMINATED WITH HEAVY HEX NUT, U.O.N.
9. ALL "SIMPLY SUPPORTED" CONNECTIONS SHALL CONFORM TO THE TYPICAL DETAILS GIVEN ON THE PROCEEDING TYPICAL DETAIL SHEETS AND SHALL BE DESIGNED BY THE STEEL FABRICATOR TO SUPPORT THE MINIMUM LOADS GIVEN ON THE "TYPICAL BEAM TO SINGLE PLATE CONNECTION" DETAIL UNLESS LARGER LOADS ARE INDICATED ON THE PLANS. PROVIDE CONNECTION DESIGN CALCULATIONS AT THESE CONDITIONS.
10. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS. ALL CERTIFICATIONS MUST BE CURRENT (i.e. WITHIN 12 MONTHS OF PERFORMANCE OF WELDING).
11. SHORT SLOTTED HORIZONTAL HOLES IN WEB OF BEAM FOR BOLTED CONNECTIONS ARE PERMISSIBLE.
12. PROVIDE A MINIMUM OF 1/4" FILLET WELDS (ALL AROUND) AT WELDED CONNECTIONS, UNLESS OTHERWISE NOTED.
13. ALL EXPOSED STRUCTURAL STEEL AND THE ASSOCIATED CONNECTIONS, INCLUDING DUNNAGE, SCREEN SUPPORTS AND RELIEVING ANGLES SHALL BE HOT-DIPPED GALVANIZED. REFER TO ARCH. DWG'S. FOR COLOR GALVANIZING REQUIREMENTS.
14. REFER TO SPECIFICATION SECTION 051200 FOR ADDITIONAL INFORMATION.

FOUNDATIONS AND SUBGRADE PREPARATION:

1. WHERE SHOWN ON THE DRAWINGS, FOUNDATIONS SHALL BEAR ON AGGREGATE PIERS DESIGNED TO IMPROVE THE GROUND SOIL PER THE REQUIREMENTS OF THE GEOTECHNICAL REPORT. ALTERNATELY, FILL OVER THE ENTIRE SITE MAY BE REMOVED DOWN TO THE NATURAL SAND LAYER AND REPLACED WITH COMPACTED STRUCTURAL FILL. THE EXCAVATION IS ESTIMATED TO BE UP TO 15'-0" DEEP AND EXTEND BELOW THE GROUND WATER LAYER. THE DESIGN BEARING PRESSURE VALUE FOR ALL FOOTINGS SHALL BE 2.0 TSF.
2. THE ESTIMATED ELEVATION OF THE BOTTOM OF EACH FOOTING IS INDICATED THUS □0'-0"□ THE BOTTOM OF EACH EXTERIOR FOOTING SHALL BE A MINIMUM OF 4'-0" BELOW ADJACENT FINISHED GRADE.
3. NO BACKFILL SHALL BE PLACED AGAINST FOUNDATION WALLS RETAINING EARTH UNLESS WALLS ARE SUFFICIENTLY BRACED TO PREVENT MOVEMENT OR STRUCTURAL DAMAGE AND THE SLAB-ON-GRADE IS IN PLACE.
4. FOR TYPICAL SLAB-ON-GRADE CONSTRUCTION A HEAVY DUTY VAPOR BARRIER PLACED BELOW THE FLOOR SLAB BASE COURSE CONSISTING OF GRIFFOLYN TYPE 65G HIGH PERFORMANCE, HIGH DENSITY POLYETHYLENE OR APPROVED EQUAL (WITH JOINTS LAPPED A MINIMUM OF 12 INCHES) OVER AT LEAST 2'-0" OF COMPACTED STRUCTURAL FILL.
5. SLAB-ON-GRADE SHALL NOT BEAR DIRECTLY ON BEDROCK, BOULDERS, OR COBBLES. PROTRUDING BEDROCK, BOULDERS, OR COBBLES SHALL BE EXCAVATED.
6. THE EXTERIOR FOUNDATION WALLS SHALL INCLUDE A PREFABRICATED DRAINAGE PRODUCT SUCH AS MIRIDRAIN 6000 INSTALLED DIRECTLY AGAINST THE EXTERIOR FACE OF THE WALL ALONG WITH A BITUMASTIC DAM PROOFING (SEE ARCH).
7. FOR CONSTRUCTION UNDER WINTER CONDITIONS, FOUNDATION AND FLOOR SLABS SHALL BE PROTECTED FROM FREEZING TEMPERATURES UNTIL THE BUILDING IS ENCLOSED AND HEATED.
8. THE DESIGN AND EXECUTION OF ALL TEMPORARY EARTH RETENTION SYSTEMS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
9. NO CONCRETE SHALL BE PLACED IN WATER, ICE, FROST, OR ON FROZEN SUBGRADE MATERIAL. PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PREVENT FROST FROM PENETRATING ANY FOOTING OR SUBGRADE MATERIAL (BEFORE AND AFTER CONCRETE PLACEMENT) UNTIL SUCH SUBGRADE MATERIAL IS FULLY PROTECTED BY THE PERMANENT STRUCTURAL SYSTEM.
10. FOUNDATIONS SHALL BE CENTERED ON GRID INTERSECTIONS, UNLESS OTHERWISE NOTED.
11. UNLESS OTHERWISE NOTED, STRIP FOOTINGS BELOW FOUNDATION WALLS (BETWEEN COLUMN SPREAD FOOTINGS) SHALL BE AT LEAST 2'-6" WIDE x 1'-0" DEEP REINFORCED WITH (3)-□5's BOTTOM (CONT.). THE TOP ELEVATION OF THE STRIP FOOTING SHALL MATCH THE TOP ELEVATION OF THE ADJACENT COLUMN STRIP FOOTING, UNLESS OTHERWISE NOTED.
12. A LICENSED GEOTECHNICAL ENGINEER SHALL OBSERVE THE EXPOSED SUBGRADES IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AFTER FINAL EXCAVATION TO CONFIRM THE ASSUMED FOUNDATION BEARING CONDITIONS. IT MAY BE NECESSARY TO OVER-EXCAVATE AND REPLACE LOCALLY WEAK, DISTURBED, OR OTHERWISE UNACCEPTABLE BEARING SOILS.
13. ALL FOUNDATION RECOMMENDATIONS ARE BASED ON THE "SUBSURFACE EXPLORATIONS AND GEOTECHNICAL RECOMMENDATIONS, 117 BROADWAY DEVELOPMENT, ARLINGTON, MASSACHUSETTS", REPORT BY GEI CONSULTANTS, DATED FEBRUARY 12, 2018. REFER TO THE ABOVE - REFERENCED GEOTECHNICAL ENGINEERING REPORT FOR ADDITIONAL INFORMATION.

REINFORCED CONCRETE MASONRY

1. ALL REINFORCED CONCRETE MASONRY SHALL CONFORM TO THE LATEST EDITION OF THE BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.
2. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, GRADE N, TYPE I, NORMAL WEIGHT.
3. THE NET AREA COMPRESSIVE STRENGTH OF THE MASONRY ASSEMBLY (□') SHALL BE EQUAL OR EXCEED 2000 PSI.
4. MORTAR SHALL CONFORM TO ASTM C270, TYPE M OR S.
5. GROUT SHALL CONFORM TO ASTM C476, FINE TYPE, AND SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
6. ALL REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED.
7. THE WORK IN PROGRESS WILL BE INSPECTED AND EVALUATED FOR ACCEPTANCE.

STEEL DECKING:

1. STEEL FLOOR DECK (COMPOSITE) SHALL BE FORMED FROM STEEL SHEETS CONFORMING TO AISC SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS. BEFORE FORMING, SHEETS SHALL BE COATED WITH A ZINC COATING CONFORMING TO ASTM-A653, G-60 COATING. UNITS SHALL BE SUPPLIED WITH INTEGRAL LOCKING LUGS TO PROVIDE FULLY COMPOSITE BEHAVIOR BETWEEN THE DECK AND THE CONCRETE SLAB.
2. STEEL FLOOR DECKING SHALL BE FASTENED TO STEEL FRAMING BY A 5/8" DIAMETER (MINIMUM) PUDDLE WELDS IN A 36/4 PATTERN. FLOOR DECK SHEETS SHALL BE FASTENED TO EACH OTHER AT SIDELAPS WITH □10 TEK SCREWS AT 36" ON CENTER (MAXIMUM SPACING).
3. PROVIDE END CLOSURES, CAPS, SUMP PANS AND ALL OTHER ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION. SUMP PANS ARE REQUIRED FOR OPENINGS GREATER THAN 13".
4. MECHANICAL, ELECTRICAL, PLUMBING OR CEILING CONSTRUCTION SHALL NOT BE HUNG DIRECTLY FROM THE DECK.
5. REFER TO SPECIFICATION SECTION 053100 FOR ADDITIONAL INFORMATION.

QUALITY ASSURANCE:

1. THE OWNER WILL EMPLOY AND PAY FOR THE SERVICES OF AN INDEPENDENT TESTING AGENCY TO PROVIDE QUALITY ASSURANCE TESTING AND INSPECTIONS FOR WORK SPECIFIED IN CHAPTER 17 OF THE 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE. THE TESTING AGENCY SHALL BE LICENSED IN THE STATE OF MASSACHUSETTS AND ALL TESTING AND INSPECTIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF AN ENGINEER REGISTERED IN THE STATE OF MASSACHUSETTS.
2. FAILURE OF QUALITY ASSURANCE TESTING AND INSPECTIONS TO DETECT ANY DEFECTIVE WORK OR MATERIAL SHALL NOT IN ANY WAY PREVENT LATER REJECTION WHEN SUCH DEFECT IS NOTED, NOR SHALL IT OBLIGATE THE OWNER'S REPRESENTATIVE FOR FINAL ACCEPTANCE.
3. SEE SPECIFICATIONS FOR SPECIFIC REQUIREMENTS FOR QUALITY ASSURANCE TESTING AND INSPECTIONS.
4. THE TESTING AGENCY AND ITS REPRESENTATIVES ARE NOT AUTHORIZED TO REVOKE, ALTER, RELAX, ENLARGE OR RELEASE ANY PORTION OF THE WORK, PERFORM ANY DUTIES OF THE CONTRACTOR OR BE A PARTY TO SCHEDULING OF WORK.
5. RECORDS OF INSPECTIONS SHALL BE KEPT AVAILABLE TO THE BUILDING OFFICIAL DURING PROGRESS OF THE WORK AND FOR TWO YEARS AFTER COMPLETION OF THE PROJECT. RECORDS SHALL BE PRESERVED BY THE INDEPENDENT TESTING AGENCY.
6. CONTRACTOR SHALL SUBMIT A SCHEDULE OF SHOP DRAWING SUBMITTAL DATES AT LEAST 30 DAYS PRIOR TO FIRST SUBMITTAL. FAILURE TO SUBMIT DRAWINGS ON DESIGNATED DATE MAY IMPACT REVIEW SCHEDULE.

SEPARATE ALLOWANCES

IN ADDITION TO MATERIALS SHOWN BY THESE DOCUMENTS, CONTRACTORS SHALL PROVIDE A SEPARATE ALLOWANCE IN THEIR BID PRICES FOR THE FOLLOWING QUANTITIES OF MATERIALS (INCLUDING INSTALLATION) WHICH, IF NEEDED, WILL BE SPECIFIED AT A LATER TIME AND AT THE DISCRETION OF THE ENGINEER OF RECORD. IF THIS MATERIAL IS NOT USED, THE OWNER SHALL NOT BE BILLED:

STRUCTURAL STEEL:	5% OF TOTAL STEEL TONNAGE
REINFORCING STEEL (BARS □ WELDED WIRE FABRIC):	5% OF TOTAL REINF TONNAGE
CAST-IN-PLACE CONCRETE: 4000 PSI NORMAL WEIGHT:	5% OF TOTAL VOLUME
FORMWORK	5% OF TOTAL
WOOD FRAMING	5% OF TOTAL AMOUNT

MISC. METALS SECTION (INCLUDING STAIRS AND RAILINGS):

1. ALL STEEL INDICATED ON THESE DRAWINGS NOT SPECIFICALLY SIZED BY LENGTH, WIDTH, THICKNESS, OR WEIGHT SHALL BE PROVIDED UNDER THE WORK OF SPECIFICATION SECTION 055000 (METAL FABRICATIONS) UNLESS SPECIFICALLY CALLED OUT TO BE BY MISCELLANEOUS METALS.
2. ALL STAIRS, STAIR LANDINGS, RAILINGS AND OTHER STAIR COMPONENTS SHALL BE DESIGNED AND DETAILED UNDER THE SUPERVISION OF A STRUCTURAL ENGINEER LICENSED IN MASSACHUSETTS.
3. SHOP DRAWINGS AND CALCULATIONS SHALL BE SIGNED, SEALED, AND SUBMITTED TO THE ARCHITECT FOR REVIEW. SHOP DRAWINGS SHALL CLEARLY INDICATE, BUT NOT BE LIMITED TO, THE FOLLOWING:

   A. LOADS IMPOSED ON THE STRUCTURE FROM THE STAIR
   B. ALL CONNECTIONS FROM THE STAIR TO THE STRUCTURE
   C. ALL SIZES AND SHAPES
   D. ALL DIMENSIONS AND CONFIGURATIONS
4. ALL CONCRETE INFILL (WHERE INDICATED ON THE ARCHITECTURAL DRAWINGS) AND LANDINGS SHALL BE CA WITH NORMAL WEIGHT CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
5. REFER TO SPECIFICATION SECTION 055000 FOR ADDITIONAL INFORMATION.

SHOP DRAWINGS:

1. SHOP DRAWINGS ARE DRAWINGS, DIAGRAMS, SCHEDULES, MATERIAL LISTS AND OTHER DATA SPECIFICALLY PREPARED FOR THE WORK FOR THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR, MANUFACTURER, SUPPLIER OR DISTRIBUTOR TO ILLUSTRATE SOME PORTION OF THE WORK. CONTRACT DRAWINGS ARE NOT TO BE REPRODUCED FOR USE AS SHOP DRAWINGS.
2. WHEN APPLICABLE, SHOP DRAWINGS SHALL INCLUDE, BUT NOT BE LIMITED TO: ERECTION PLANS, NOTES AND BRACING DETAILS, ACCESSORIES, CONNECTION DETAILS, JOIST, BEAM AND COLUMN DETAILS, BENDING DETAILS FOR REINFORCING RODS, AND ANY OTHER ITEMS WHICH ARE TYPICAL OF INDUSTRY STANDARD FOR SHOP DRAWING SUBMITTALS. SUBMIT STAMPED STRUCTURAL CALCULATIONS WHERE NOTED ABOVE.
3. NO PORTION OF THE WORK REQUIRING SUBMISSION OF A SHOP DRAWING SHALL BE STARTED UNTIL THE SUBMITTAL HAS BEEN SATISFACTORILY REVIEWED BY SOUZA, TRUE AND PARTNERS, INC. (STP) AND ALL OTHER PARTIES INVOLVED. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH FINAL REVIEWED SUBMITTALS AND THE CONTRACT DOCUMENTS.
4. ALL SHOP DRAWINGS SHALL BE SUBMITTED ELECTRONICALLY, UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS. UNLESS OTHERWISE NOTED IN THE CONTRACT SPECIFICATIONS, THE FOLLOWING SEQUENCE SHALL BE FOLLOWED: MANUFACTURER/CONTRACTOR/ARCHITECT/ENGINEER/ARCHITECT/CONTRACTOR/MANUFACTURER.
5. THE CONTRACTOR SHALL REVIEW, APPROVE AND SUBMIT ALL SHOP DRAWINGS REQUIRED BY THE CONTRACT DOCUMENTS IN AN ORDER WHICH IS SEQUENTIAL WITH THE PROGRESS OF THE WORK AND CONSISTANT WITH THE LEAD TIMES RELATED TO THE PRODUCTS. THE SHOP DRAWING SUBMITTAL SCHEDULE SHALL INCLUDE ADEQUATE TIME FOR A COMPLETE AND PROFESSIONAL REVIEW BY ALL PARTIES INVOLVED. IT SHALL BE NOTED THAT THE REVIEW TIME WILL VARY DEPENDING ON THE SIZE AND CONTENT OF THE SUBMITTAL. BY APPROVING AND SUBMITTING SHOP DRAWINGS, THE CONTRACTOR REPRESENTS THAT HE OR SHE HAS VERIFIED ALL MATERIALS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA RELATED THERETO, OR WILL DO SO. IN ADDITION, THIS SHALL REPRESENT THAT HE OR SHE HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DRAWINGS. SOUZA, TRUE AND PARTNERS, INC. RESERVES THE RIGHT TO RETURN ANY SHOP DRAWINGS WHICH ARE JUDGED TO BE "RUBBER STAMP APPROVED" BY THE CONTRACTOR WITHOUT PROPER REVIEW AND EVALUATION.
6. ALL SHOP DRAWINGS THAT ARE RECEIVED WITHOUT FIRST BEING REVIEWED AND STAMPED BY THE CONTRACTOR WILL BE RETURNED UNREVIEWED.
7. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AS A RESULT OF STP'S (SOUZA, TRUE AND PARTNERS, INC.) REVIEW OF THE SHOP DRAWINGS UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED STP, IN WRITING, OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND STP HAS GIVEN WRITTEN ACCEPTANCE TO THE SPECIFIC DEVIATION. THE CONTRACTOR SHALL NOT BE RELIEVED FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS IN THE SHOP DRAWINGS BY STP'S REVIEW THEREOF.
8. THE CONTRACTOR SHALL DRAW ATTENTION TO ALL DEVIATIONS FROM THE CONTRACT DRAWINGS AND INCLUDE REASONS FOR SUCH DEVIATIONS WITH THE SUBMITTED SHOP DRAWINGS. IN ADDITION, THE CONTRACTOR SHALL DIRECT SPECIFIC ATTENTION, IN WRITING OR ON RESUBMITTED SHOP DRAWINGS, TO REVISIONS OTHER THAN THOSE REQUESTED BT STP ON PREVIOUS SUBMITTALS.
9. REFER TO SAMPLE SHOP DRAWING STAMP AND ACTION LEGEND (BELOW) FOR FURTHER CLARIFICATION:

ACTION LEGEND

SUBMITTAL ACCEPTED
MATERIALS, SIZES, GENERAL ARRANGEMENT AND DETAILS SHOWN ON THIS DRAWING APPEAR TO BE IN SUBSTANTIAL COMPLIANCE WITH THE INTENT OF THE CONTRACT DRAWINGS.

SUBMITTAL ACCEPTED, SUBJECT TO NOTATIONS
CORRECTIONS NOTED WILL BRING THIS SUBMITTAL INTO SUBSTANTIAL COMPLIANCE WITH THE MATERIALS, SIZES, GENERAL ARRANGEMENTS AND DETAILS NOTED IN THE CONTRACT DOCUMENTS. PROVIDED THAT NO OTHER MODIFICATIONS ARE NECESSARY, RESUBMITTAL IS NOT REQUIRED. REVIEW IS COMPLETE AND ALL CORRECTIONS ARE DEEMED OBVIOUS WITH NO AMBIGUITY.

SUBMITTAL ACCEPTED IN PART, RESUBMIT ITEMS NOTED
CORRECTIONS NOTED WILL BRING THIS SUBMITTAL INTO SUBSTANTIAL COMPLIANCE WITH THE MATERIALS, SIZES, GENERAL ARRANGEMENTS AND DETAILS NOTED IN THE CONTRACT DOCUMENTS. PORTIONS OF THE DRAWING MUST BE REVISED AND REVIEWED PRIOR TO FABRICATION.

SUBMITTAL NOT ACCEPTED□REVISE, REVIEW AND RESUBMIT
FABRICATION SHALL NOT TAKE PLACE PRIOR TO THIS DRAWING BEING REVISED, RESUBMITTED AND REVIEWED BY SOUZA, TRUE AND PARTNERS, INC., AND ALL OTHER PARTIES INVOLVED. DETAILS OR ITEMS NOTED BY THE REVIEWER REQUIRE FURTHER CLARIFICATION.

RESUBMITTED SHOP DRAWINGS THAT WERE PREVIOUSLY ACCEPTED WILL BE NOT REVIEWED UNLESS REVISIONS ARE CLOUDED. ONLY CLOUDED ITEMS WILL BE RE-REVIEWED.

CONTRACTOR SHALL SUBMIT A SCHEDULE OF SHOP DRAWING SUBMITTAL DATES AT LEAST 30 DAYS PRIOR TO FIRST SUBMITTAL. FAILURE TO SUBMIT DRAWINGS ON DESIGNATED DATE MAY IMPACT REVIEW SCHEDULE.

NOTES

DO NOT SCALE DRAWINGS.

75% CD PROGRESS
NOT FOR CONSTRUCTION

No.	REVISIONS/SUBMISSIONS	Date
	90% DESIGN DEVELOPMENT SUBMISSION	10/01/2018

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
ST&P
SOUZA, TRUE AND PARTNERS INC.
STRUCTURAL ENGINEERS
265 WINTER STREET, THIRD FLOOR
WALTHAM, MA 02451
(617) 926 - 6100 WWW.SOUZATRUE.COM

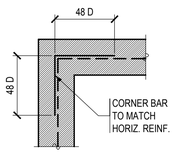
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
GENERAL NOTES AND TYPICAL DETAILS

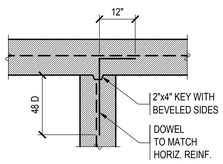
Designed: TAL
Checked: TAL
Project No.: 16045.00
Scale: NONE
Date: 2019-05-09
Drawing No.: S001

© Copyright 2016 Davis Square Architects, Inc.

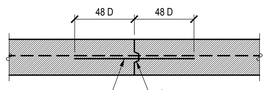
H:\2018\18186 117 BROADWAY - ARLINGTON MA\18186_S001.dwg



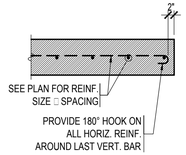
CORNER



INTERSECTION

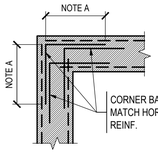


CONSTRUCTION JOINT

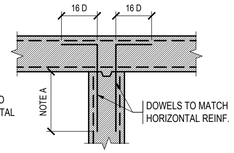


END

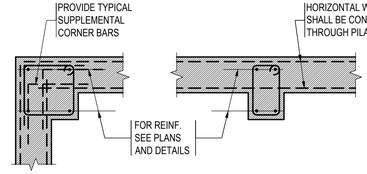
TYPICAL CONCRETE WALL DETAILS
FOR WALLS WITH SINGLE LAYER OF REINFORCING EACH WAY



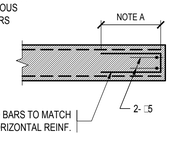
CORNER



INTERSECTION



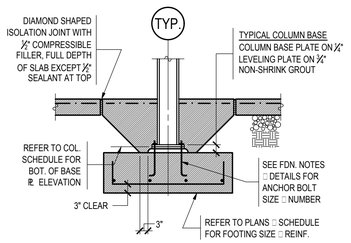
PILASTERS



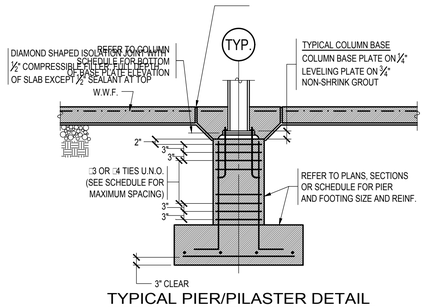
END

NOTE A: REFER TO TENSION LAP SPLICE LENGTH (OTHER BARS) IN "DEVELOPMENT LENGTH AND SPLICE TABLE".

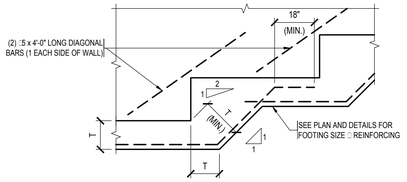
TYPICAL CONCRETE WALL DETAILS
FOR WALLS WITH TWO LAYERS OF REINFORCING EACH WAY



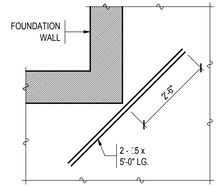
TYPICAL INTERIOR
COLUMN BASE DETAIL



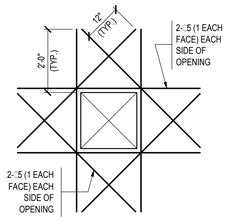
TYPICAL PIER/PILASTER DETAIL



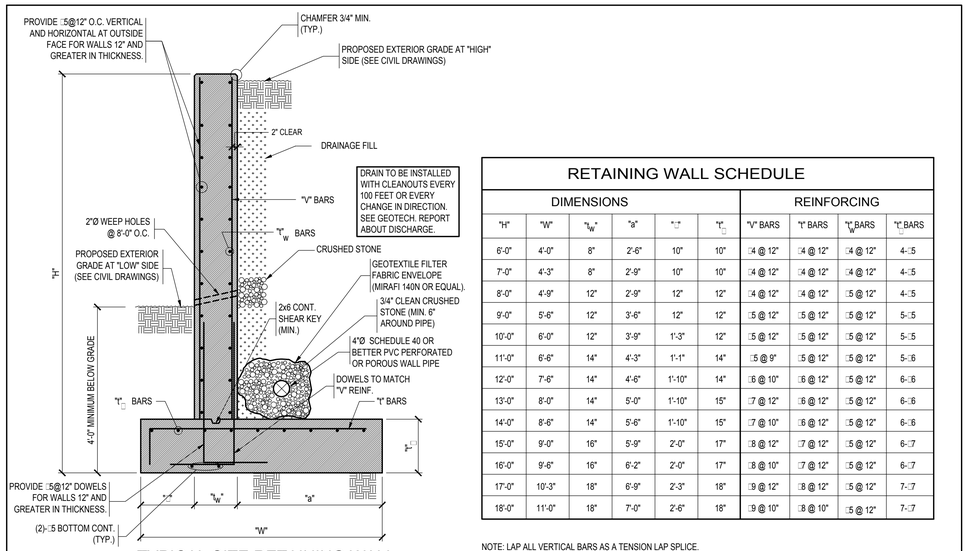
TYPICAL ELEVATION OF CONTINUOUS
STEPPED WALL FOOTING



TYPICAL INSIDE CORNER
SLAB EDGE DETAIL



TYPICAL ADDED REINFORCING
AT WALL OPENING



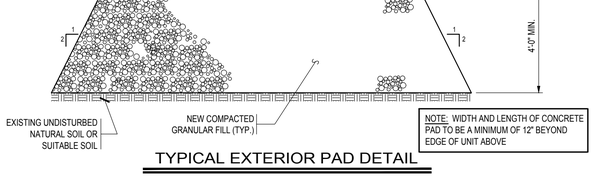
TYPICAL SITE RETAINING WALL

(UNLESS OTHERWISE NOTED)

RETAINING WALL SCHEDULE

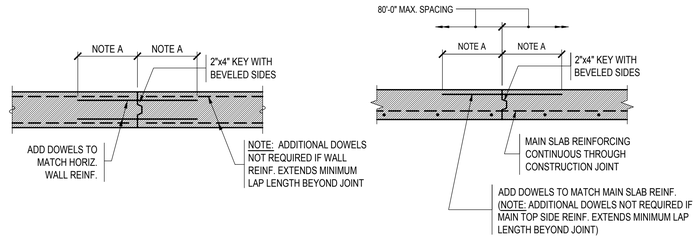
DIMENSIONS						REINFORCING			
"H"	"W"	"t_w"	"a"	"$t_{\square}$"	"$t_{\square}$"	"V" BARS	"T" BARS	"T_w" BARS	"$T_{\square}$" BARS
6'-0"	4'-0"	8"	2'-6"	10"	10"	□4 @ 12"	□4 @ 12"	□4 @ 12"	4-□5
7'-0"	4'-3"	8"	2'-9"	10"	10"	□4 @ 12"	□4 @ 12"	□4 @ 12"	4-□5
8'-0"	4'-9"	12"	2'-9"	12"	12"	□4 @ 12"	□4 @ 12"	□5 @ 12"	4-□5
9'-0"	5'-6"	12"	3'-6"	12"	12"	□5 @ 12"	□5 @ 12"	□5 @ 12"	5-□5
10'-0"	6'-0"	12"	3'-9"	1'-3"	12"	□5 @ 12"	□5 @ 12"	□5 @ 12"	5-□5
11'-0"	6'-6"	14"	4'-3"	1'-1"	14"	□5 @ 9"	□5 @ 12"	□5 @ 12"	5-□6
12'-0"	7'-6"	14"	4'-6"	1'-10"	14"	□6 @ 10"	□6 @ 12"	□5 @ 12"	6-□6
13'-0"	8'-0"	14"	5'-0"	1'-10"	15"	□7 @ 12"	□6 @ 12"	□5 @ 12"	6-□6
14'-0"	8'-6"	14"	5'-6"	1'-10"	15"	□7 @ 10"	□6 @ 12"	□5 @ 12"	6-□6
15'-0"	9'-0"	16"	5'-9"	2'-0"	17"	□8 @ 12"	□7 @ 12"	□5 @ 12"	6-□7
16'-0"	9'-6"	16"	6'-2"	2'-0"	17"	□8 @ 10"	□7 @ 12"	□5 @ 12"	6-□7
17'-0"	10'-3"	18"	6'-9"	2'-3"	18"	□9 @ 12"	□8 @ 12"	□5 @ 12"	7-□7
18'-0"	11'-0"	18"	7'-0"	2'-6"	18"	□9 @ 10"	□8 @ 10"	□5 @ 12"	7-□7

NOTE: LAP ALL VERTICAL BARS AS A TENSION LAP SPLICE.



NOTE: WIDTH AND LENGTH OF CONCRETE PAD TO BE A MINIMUM OF 12" BEYOND EDGE OF UNIT ABOVE

TYPICAL EXTERIOR PAD DETAIL

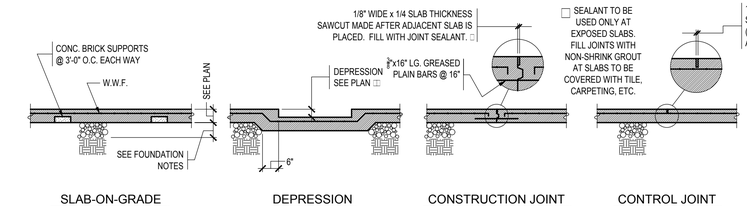


WALL

STRUCTURAL SLAB

NOTE A: REFER TO TENSION LAP SPLICE LENGTH (OTHER BARS) IN "DEVELOPMENT LENGTH AND SPLICE TABLE".

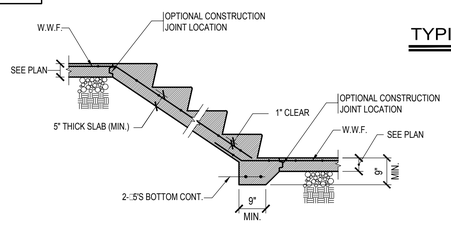
TYPICAL CONSTRUCTION JOINT DETAILS



SLAB-ON-GRADE | DEPRESSION | CONSTRUCTION JOINT | CONTROL JOINT

□ADD 2-□5 x 5'-0" DIAGONAL BARS AT EACH CORNER OF DEPRESSIONS □4" DEEP.

TYPICAL SLAB-ON-GRADE DETAILS



TYPICAL INTERIOR CAST-IN-PLACE
CONCRETE STAIR ON GRADE

NOTES

DO NOT SCALE DRAWINGS.

© Copyright 2016 Davis Square Architects, Inc.

75% CD PROGRESS
NOT FOR CONSTRUCTION

No.	REVISIONS/SUBMISSIONS	Date
	90% DESIGN DEVELOPMENT SUBMISSION	10/01/2018

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
SOUZA, TRUE AND PARTNERS INC.
STRUCTURAL ENGINEERS
265 WINTER STREET, THIRD FLOOR
WALTHAM, MA 02451
(617) 926 - 6100
WWW.SOUZATRUE.COM

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
TYPICAL DETAILS

Designed	TAL
Checked	TAL
Project No.	16045.00
Scale	NONE
Date	2019-05-09

Drawing No.
S002

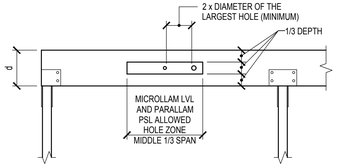
REBAR DEVELOPMENT AND LAP SPLICE LENGTHS

LENGTHS (IN INCHES) BASED ON f'c=4000 PSI AND NORMAL WEIGHT CONCRETE

		BAR SIZE / BAR TYPE	#3	#4	#5	#6	#7	#8	#9	#10	#11
DEVELOPMENT LENGTH	TENSION	TOP BARS	19	25	31	37	54	62	70	79	87
		OTHER BARS	15	19	24	29	42	48	54	61	67
	COMPRESSION	ALL BARS	8	10	12	15	17	19	22	25	27
LAP SPLICE LENGTH	TENSION	TOP BARS	25	33	41	49	71	81	91	102	114
		OTHER BARS	19	25	31	37	54	62	70	79	87
	COMPRESSION	ALL BARS	12	15	19	23	27	30	34	39	43

NOTES:

1. LENGTHS ARE BASED ON fy = 60 KSI, f'c = 4000 PSI, AND NORMAL WEIGHT CONCRETE. WHERE LIGHTWEIGHT AGGREGATE CONCRETE IS SPECIFIED, MULTIPLY THE ABOVE TENSION VALUES BY A FACTOR OF 1.3.
2. TOP BARS ARE HORIZONTAL BARS SO PLACED THAT MORE THAN 12" OF FRESH CONCRETE IS PLACED IN THE MEMBER BELOW THE BAR.
3. TENSION LAP SPLICE LENGTHS ARE FOR "CLASS B" SPLICES PER ACI 318. LESSER SPLICE LENGTHS MAY BE SUBMITTED BY THE CONTRACTOR PROVIDED FULL CALCULATIONS AND REFERENCE TO THE APPLICABLE PORTIONS OF THE LATEST EDITION OF ACI 318 ACCOMPANY THE SUBMITTAL.
4. WHERE BARS OF DIFFERENT SIZES ARE SPLICED, LAP SPLICE LENGTH SHALL BE AS REQUIRED FOR THE LARGEST BAR.



NOTES:

1. ALLOWED HOLE ZONE SUITABLE FOR UNIFORMLY LOADED HEADERS AND BEAMS ONLY.
2. ROUND HOLES ONLY.
3. NO HOLES IN CANTILEVERS.
4. NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.

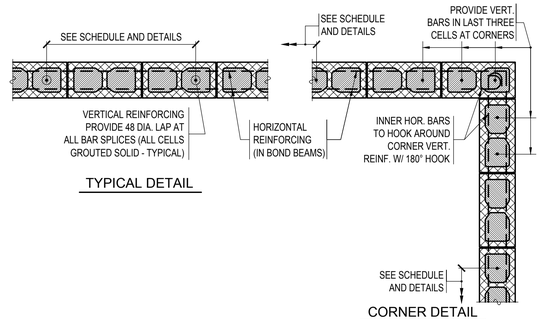
HEADER DEPTH (d)	MAXIMUM ROUND HOLE SIZE
4 1/2"	1"
5 1/2"	1 1/4"
7 1/4" TO 20"	2"

ALLOWABLE HOLES IN LVL AND PSL HEADERS AND BEAMS

MINIMUM CONCRETE MASONRY WALL REINFORCING SCHEDULE

WALL LOCATION	WALL THICKNESS	VERT. REINF.	GROUT REQUIREMENTS	HORIZ. TRUSS-TYPE REINFORCING
ALL CMU WALLS SHOWN ON STRUCTURAL DRAWINGS	8"	#5 @ 24"	FULLY GROUTED	2-#5 BOND BEAMS @ 4'-0" MAX.

NOTE: REFER TO PLANS & SECTIONS FOR ANY REINFORCING REQUIREMENTS MORE STRINGENT THAN IN THIS SCHEDULE.

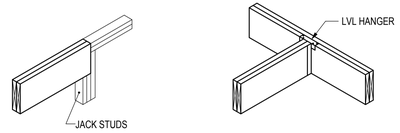


BRICK LINTEL SCHEDULE (SIMPLE SPANS)

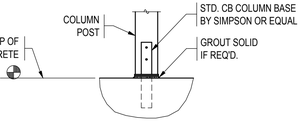
MASONRY OPENING	LINTEL SIZE
UP TO 3'-0"	L 3 1/2 x 3 1/2 x 5/16
3'-1" TO 4'-6"	L 4 x 3 1/2 x 5/16 (4" LEG VERT.)
4'-7" TO 6'-0"	L 5 x 3 1/2 x 5/16 (5" LEG VERT.)
6'-1" TO 8'-0"	L 6 x 3 1/2 x 5/16 (6" LEG VERT.)

NOTES:

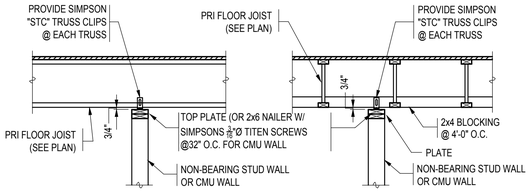
1. PROVIDE LINTELS OVER ALL OPENINGS EXCEPT WHERE LINTEL BLOCKS ARE PROVIDED OR AS OTHERWISE SHOWN ON THE PLANS.
2. PROVIDE ONE ANGLE FOR EACH 4" OF WALL THICKNESS. FOR 6" WALLS PROVIDE TEE OR BUILT-UP SECTION WITH PROPERTIES EQUAL TO OR GREATER THAN 1 1/2 TIMES ANGLE PROPERTIES FOR 4" WALL THICKNESS.
3. PROVIDE 8" OF BEARING EACH END OF ALL LINTELS.
4. ALL EXTERIOR LINTELS SHALL BE HOT DIP GALVANIZED.
5. PROVIDE CURVED LINTELS AT ARCHED OPENINGS WHERE REQUIRED BY THE ARCHITECTURAL DRAWINGS.



TYPICAL LVL DETAILS



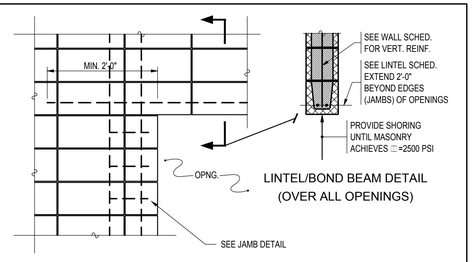
TYPICAL WOOD POST BASE CONNECTION DETAIL

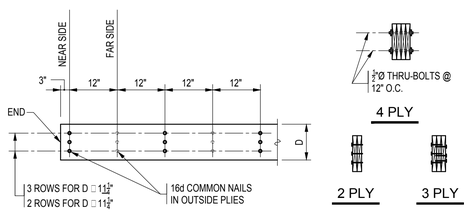


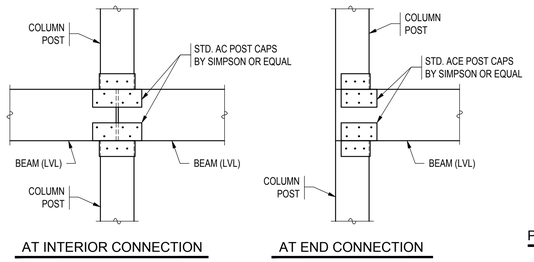
TYPICAL FRAMING AT NON-BEARING PARTITIONS

CMU LINTEL SCHEDULE FOR LOAD BEARING AND SHEAR WALLS

WIDTH (W)	DEPTH (D)	MASONRY OPENING	REINF.
8"	16"	UP TO 6'-0"	2-#5
8"	16"	6'-0" TO 7'-0"	2-#6
8"	24"	7'-0" TO 10'-0"	2-#6

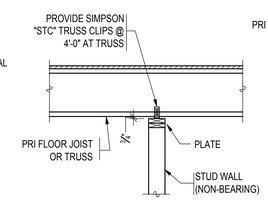




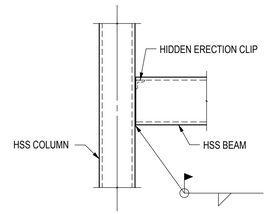


TYPICAL POST/BEAM CONNECTION DETAILS

(UNLESS OTHERWISE NOTED ON THE PLANS)



TYPICAL FRAMING AT NON-BEARING WOOD PARTITIONS



TYPICAL HSS BEAM TO HSS COLUMN CONNECTION

NOTES

DO NOT SCALE DRAWINGS.

© Copyright 2016 Davis Square Architects, Inc.

75% CD PROGRESS
NOT FOR CONSTRUCTION

No.	REVISIONS/SUBMISSIONS	Date
	90% DESIGN DEVELOPMENT SUBMISSION	10/01/2018

DAVIS SQUARE ARCHITECTS
240A Elm St,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

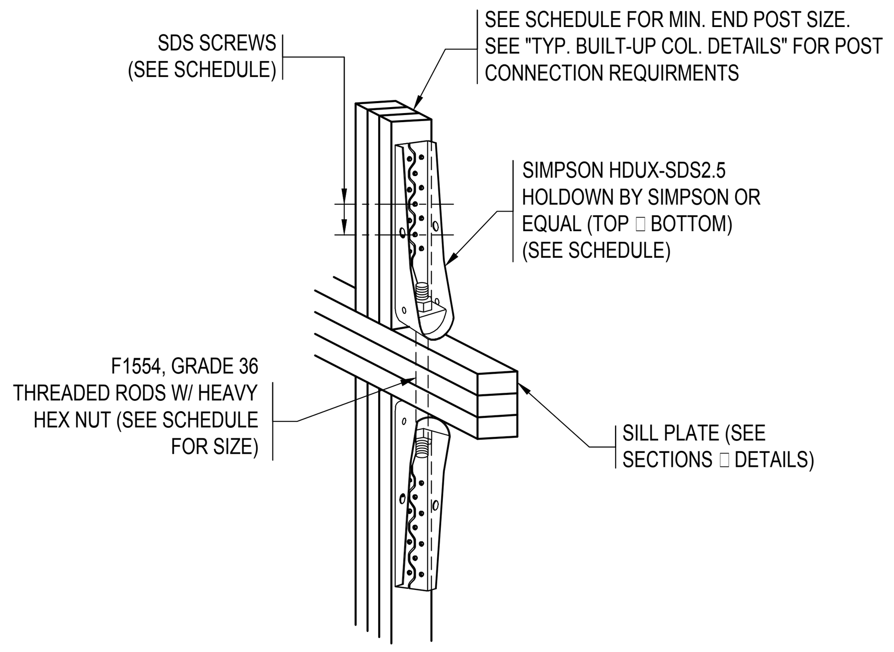
Consultant
ST&P
SOUZA, TRUE AND PARTNERS INC.
STRUCTURAL ENGINEERS
265 WINTER STREET, THIRD FLOOR
WALTHAM, MA 02451
(617) 926 - 6100 WWW.SOUZATRUE.COM

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
TYPICAL DETAILS

Designed	TAL
Checked	TAL
Project No.	16045.00
Scale	NONE
Date	2019-05-09
Drawing No.	S003

H:\2018\18186 117 BROADWAY - ARLINGTON MA\18186_S002-S005.dwg

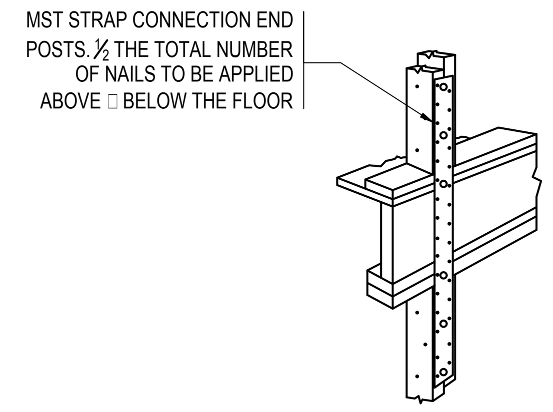


TYPICAL STUD WALL HOLDOWN BETWEEN FLOOR DETAILS

(SEE PLANS FOR LOCATIONS)

TYP. HOLD DOWN SCHEDULE

HOLD DOWN SIZE (FROM PLAN)	END MIN. POST SIZE	THREADED ROD SIZE	FASTENER REQUIREMENTS (TO POSTS)	ALLOWABLE TENSION LOAD
HDU2 - SDS2.5	2-2x (MIN.)	5/8"Ø A36	6 - SDS 1/4"x2 1/2"	3075□s
HDU4 - SDS2.5	2-2x (MIN.)	5/8"Ø A36	10 - SDS 1/4"x2 1/2"	4565□s
HDU5 - SDS2.5	2-2x (MIN.)	5/8"Ø A36	14 - SDS 1/4"x2 1/2"	5645□s
HDU8 - SDS2.5	3-2x (MIN.)	7/8"Ø A36	20 - SDS 1/4"x2 1/2"	7870□s
HDU11 - SDS2.5	4-2x (MIN.)	1"Ø A36	30 - SDS 1/4"x2 1/2"	9535□s
HDU14 - SDS2.5	5-2x (MIN.)	1"Ø A36 WITH HEAVY HEX NUT	36 - SDS 1/4"x2 1/2"	14375□s



TYP. MSTXX STRAP SCHEDULE
(BETWEEN FLOORS)

MST SIZE	FASTENERS
MST 27	30 - 16d NAILS
MST 37	42 - 16d NAILS
MST 48	50 - 16d NAILS
MST 60	65 - 16d NAILS
MST 72	68 - 16d NAILS

MSTXX SIMPSON STRAP TIE DETAIL

NOTE: MST STRAP TO BE APPLIED ON PLYWOOD SIDE OF WALL (NOT SHOWN)

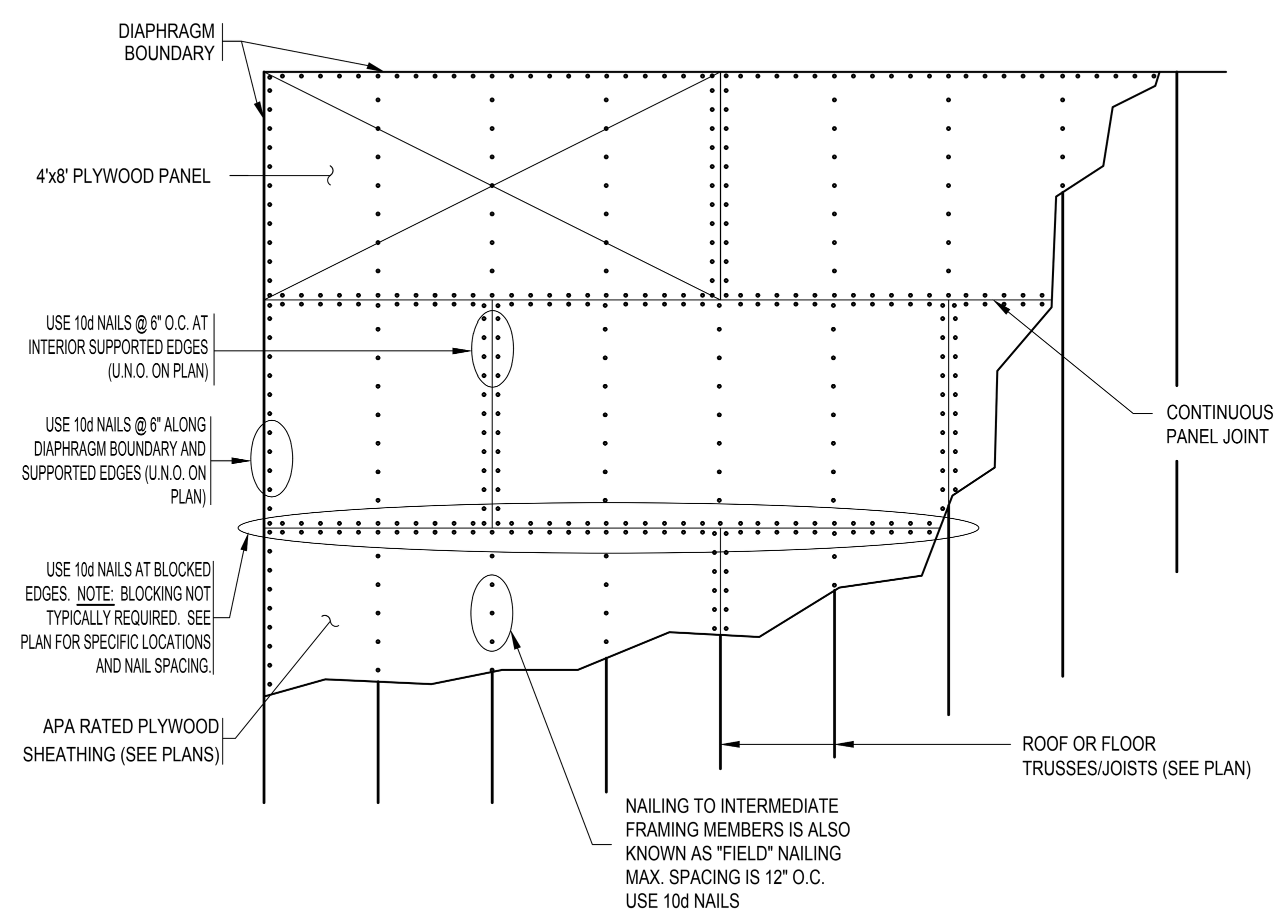
TYPICAL STD. WALL TIE BETWEEN FLOORS

(SEE PLANS FOR LOCATIONS)

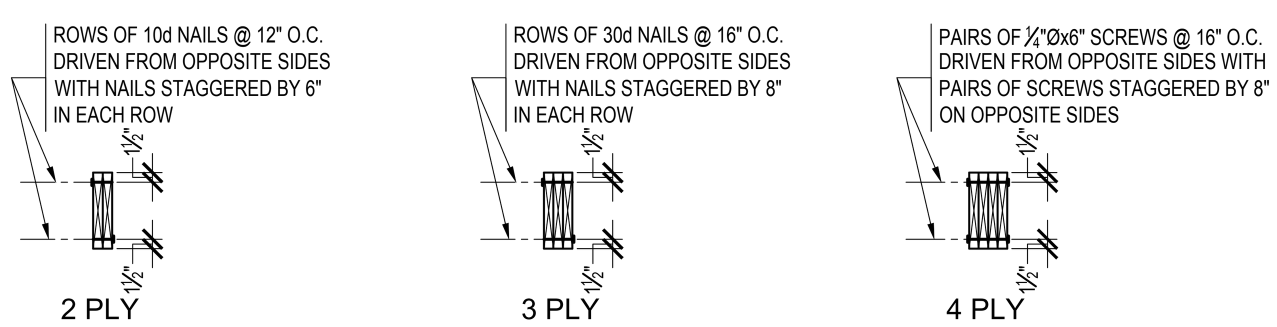
MINIMUM DESIGN PROPERTIES FOR PRI JOISTS

DEPTH	JOIST SERIES	EI x 10^6 (psi)	M (I□-□)	V (I□)	MAX. END REACTION (I□) (1 3/4" BEARING)
9 1/2"	PRI-20	132	2520	1120	830
	PRI-30	159	3225	1120	945
	PRI-40	184	2735	1120	1080
	PRI-50	186	3800	1120	1015
	PRI-60	219	3780	1120	1080
11 7/8"	PRI-20	225	3265	1420	830
	PRI-30	271	4170	1420	945
	PRI-40	313	3545	1420	1200
	PRI-50	316	4915	1420	1015
	PRI-60	371	4900	1420	1200
	PRI-70	416	6595	1420	1160
	PRI-80	518	6940	1420	1280
	PRI-90	571	8770	1925	1400
14"	PRI-40	459	4270	1710	1200
	PRI-50	463	5860	1710	1015
	PRI-60	544	5895	1710	1200
	PRI-70	609	7865	1710	1160
	PRI-80	756	8360	1710	1280
	PRI-90	832	10,460	2125	1400
16"	PRI-40	625	4950	1970	1200
	PRI-50	630	6715	1970	1015
	PRI-60	739	6835	1970	1200
	PRI-70	826	9010	1970	1160
	PRI-80	1024	9690	1970	1280
	PRI-90	1126	11,985	2330	1400

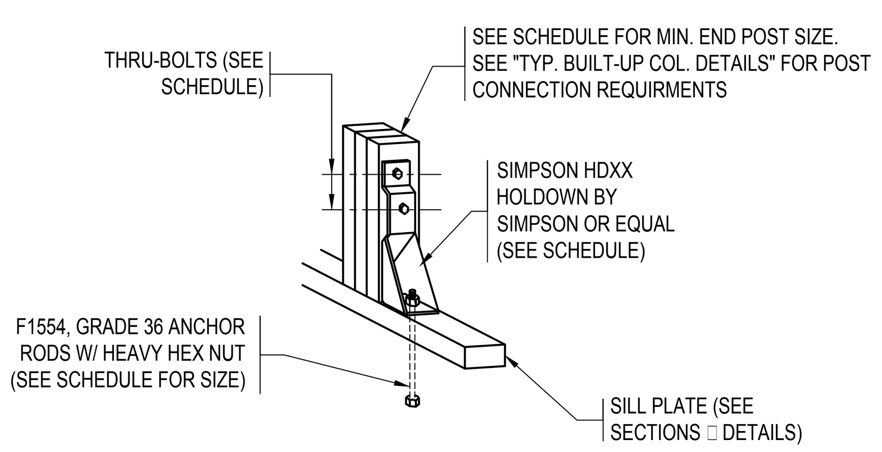
NOTE: MAXIMUM LIVE LOAD DEFLECTION SHALL NOT EXCEED L/480.



TYPICAL NAILING PATTERN PLAN AT FLOOR □ ROOF DIAPHRAGMS



TYPICAL BUILT-UP COLUMN AND POST DETAILS



INTO SOLID CONC. WALL □ FOOTINGS W/ 20" MIN. THICKNESS

TYP. HOLD DOWN SCHEDULE

HOLD DOWN SIZE (FROM PLAN)	END MIN. POST SIZE	HOLD DOWN TO POST CONNECTION	ANCHOR SIZE
HD3B	3-2x (MIN.)	2 - 5/8"Ø A307 (MIN.) THROUGH-BOLTS	5/8"Ø F1554, GRADE 36 x 16" EMBED W/ HEAVY HEX NUT
HD5B	3-2x (MIN.)	2 - 3/4"Ø A307 (MIN.) THROUGH-BOLTS	5/8"Ø F1554, GRADE 36 x 16" EMBED W/ HEAVY HEX NUT
HD7B	3-2x (MIN.)	3 - 3/4"Ø A307 (MIN.) THROUGH-BOLTS	7/8"Ø F1554, GRADE 36 x 16" EMBED W/ HEAVY HEX NUT
HD9B	3-2x (MIN.)	3 - 7/8"Ø A307 (MIN.) THROUGH-BOLTS	7/8"Ø F1554, GRADE 36 x 16" EMBED W/ HEAVY HEX NUT
HD12	4-2x (MIN.)	4 - 1"Ø A307 (MIN.) THROUGH-BOLTS	1 1/8"Ø F1554, GRADE 36 x 16" EMBED W/ HEAVY HEX NUT
HD19	4-2x (MIN.)	5 - 1"Ø A307 (MIN.) THROUGH-BOLTS	1 1/4"Ø F1554, GRADE 36 x 16" EMBED W/ HEAVY HEX NUT

TYPICAL STUD WALL HOLDOWN DETAILS AT WALL BASES

(SEE PLANS FOR LOCATIONS)

H:\2018\18186 117 BROADWAY - ARLINGTON MA\18186_S002-S005.dwg

NOTES

DO NOT SCALE DRAWINGS.

75% CD PROGRESS
NOT FOR CONSTRUCTION

No.	REVISIONS/SUBMISSIONS	Date
	90% DESIGN DEVELOPMENT SUBMISSION	10/01/2018

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

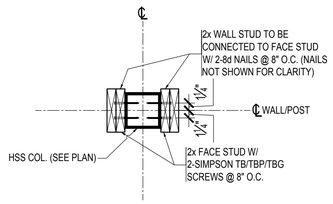
Consultant
ST&P
SOUZA, TRUE AND PARTNERS INC.
STRUCTURAL ENGINEERS
265 WINTER STREET, THIRD FLOOR
WALTHAM, MA 02451
(617) 926 - 6100 WWW.SOUZATRUE.COM

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

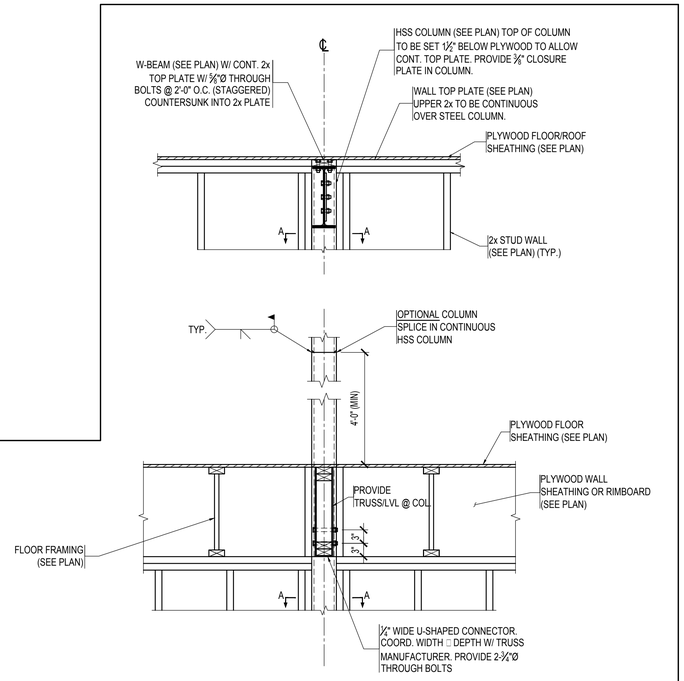
Title
TYPICAL DETAILS

Designed: TAL
Checked: TAL
Project No.: 16045.00
Scale: NONE
Date: 2019-05-09
Drawing No.: S004

© Copyright 2016 Davis Square Architects, Inc.



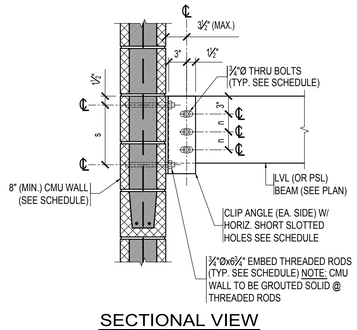
DETAIL A-A
1"=1'-0"



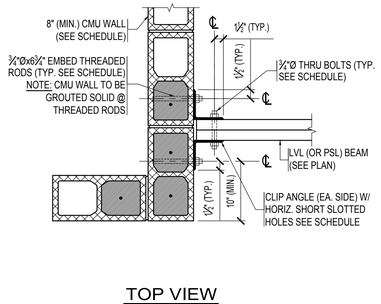
TYPICAL STEEL POST IN WOODWALL DETAIL

ENGINEERED LUMBER CONNECTION SCHEDULE INTO CMU WALLS

LVL SIZE	CLIP ANGLE SIZE □ LENGTH	NUMBER OF ⅝"Ø (A307 MIN.) THRU BOLTS @ SPACING (n)	NUMBER OF ⅝"Øx6¾" EMBED THREADED RODS INTO SOLID GROUTED 8" (MIN.) CMU WALL UTILIZING THE HILTI HY-20 HYBRED ADHESIVE SYSTEM (PER ANGLE) @ SPACING (s)	MAX. SHEAR REACTION
2-1⅞"x11⅞" LVL OR 2-1⅞"x11⅞" LVL OR 3½"x11⅞" PSL	L5x5x⅜x1'-1" LG. (EA. SIDE OF LVL)	3@3" O.C.	2@10" O.C.	4900 lb
2-1⅞"x14" LVL OR 3½"x14" PSL	L5x5x⅜x1'-4" LG. (EA. SIDE)	3@3" O.C.	2@1'-1" O.C.	5400 lb
2-1⅞"x16" LVL OR 3½"x16" PSL	L5x5x⅜x1'-7" LG. (EA. SIDE)	4@3" O.C.	3@8" O.C.	6800 lb
2-1⅞"x18" LVL OR 3½"x18" PSL	L5x5x⅜x1'-9" LG. (EA. SIDE)	5@3" O.C.	3@9" O.C.	7000 lb
3-1⅞"x11⅞" LVL OR 3-1⅞"x11⅞" LVL OR "x11⅞" PSL	L5x5x⅜x1'-1" LG. (EA. SIDE)	3@3" O.C.	2@10" O.C.	5250 lb
1⅞"x14" LVL OR "x14" PSL	L5x5x⅜x1'-4" LG. (EA. SIDE)	3@3" O.C.	2@1'-1" O.C.	5800 lb
3-1⅞"x16" LVL OR "x16" PSL	L5x5x⅜x1'-9" LG. (EA. SIDE)	4@3" O.C.	3@9" O.C.	7600 lb
3-1⅞"x18" LVL OR 5½"x18" PSL	L5x5x⅜x1'-11" LG. (EA. SIDE OF LVL)	5@3" O.C.	3@10" O.C.	7850 lb



SECTIONAL VIEW
1"=1'-0"



TOP VIEW
1"=1'-0"

NOTES

DO NOT SCALE DRAWINGS.

© Copyright 2016 Davis Square Architects, Inc.

75% CD PROGRESS
NOT FOR CONSTRUCTION

No.	REVISIONS/SUBMISSIONS	Date
	90% DESIGN DEVELOPMENT SUBMISSION	10/01/2018

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
ST&P
SOUZA, TRUE AND PARTNERS INC.
STRUCTURAL ENGINEERS
265 WINTER STREET, THIRD FLOOR
WALTHAM, MA 02451
(617) 926 - 6100
WWW.SOUZATRUE.COM

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
TYPICAL DETAILS

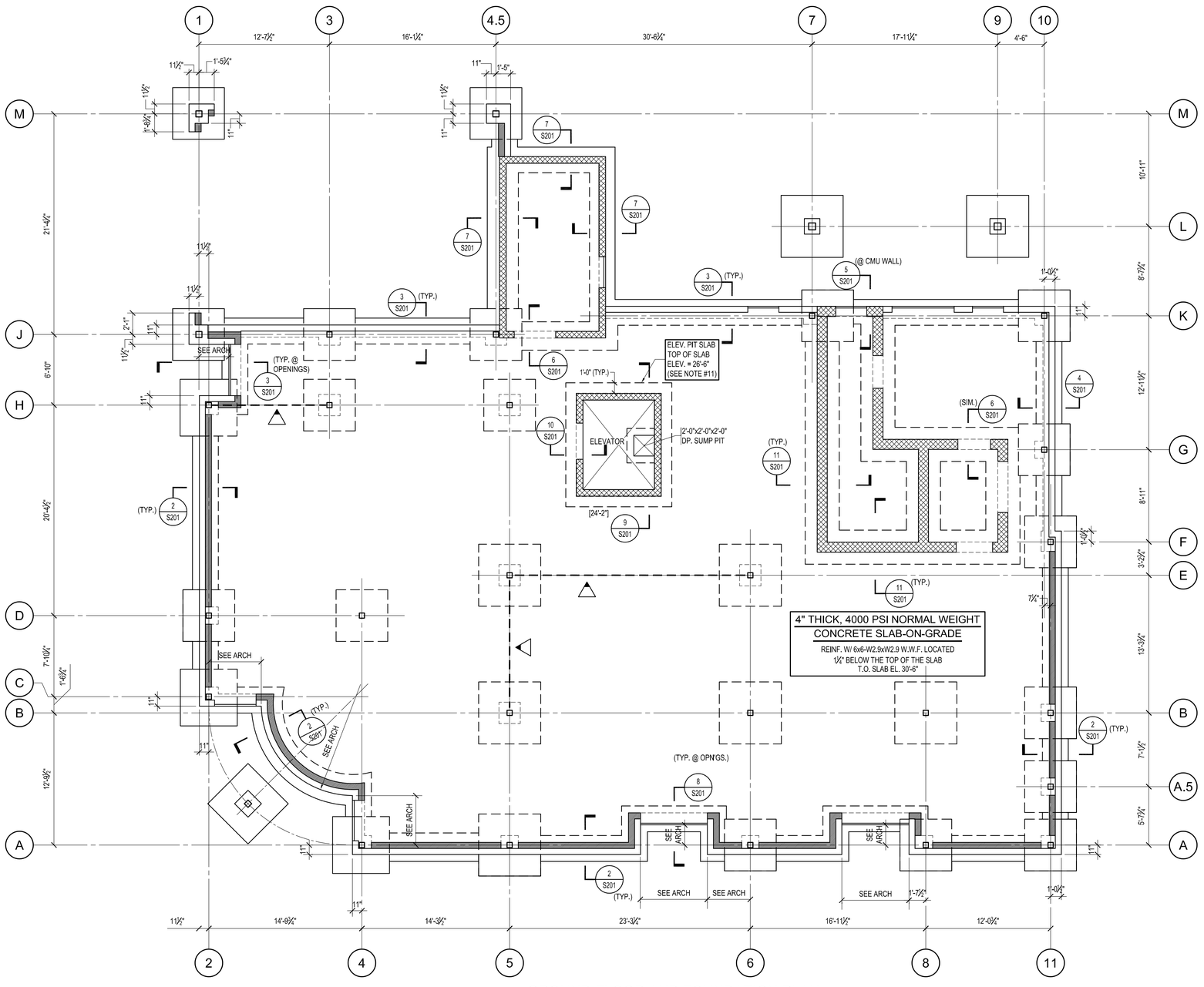
Designed	TAL
Checked	TAL
Project No.	16045.00
Scale	NONE
Date	2019-05-09

Drawing No.
S005

H:\2018\18186 117 BROADWAY - ARLINGTON MA\18186_S002-S005.dwg

FOUNDATION / GROUND FLOOR PLAN NOTES:

1. FOUNDATION DESIGN IS BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 4000 PSF. REFER TO FOUNDATIONS & SUBGRADE PREPARATION NOTES ON DRAWING S001 FOR ADDITIONAL INFORMATION.
2. REFER TO DRAWINGS S001 THROUGH S005 FOR GENERAL NOTES AND TYPICAL DETAILS.
3. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, ANGLES, SLOPES, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS.
4. [0'-0"] INDICATES BOTTOM OF FOOTING OR MAT ELEVATION. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 4'-0" BELOW EXTERIOR FINISHED GRADE UNLESS OTHERWISE NOTED ON PLAN OR IN SECTION. TOP OF ALL INTERIOR FOOTINGS SHALL BE 1'-0" BELOW TOP OF SLAB UNLESS OTHERWISE NOTED IN PLAN OR SECTION. REFER TO FOUNDATION NOTES ON DRAWING S001 FOR ADDITIONAL INFORMATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND EXECUTION OF ALL TEMPORARY SHORING AND BRACING, AND TEMPORARY EARTH RETENTION SYSTEMS, DURING THE ENTIRE CONSTRUCTION PERIOD, AS REQUIRED, TO PREVENT DAMAGE TO PERSONS OR PROPERTY.
6. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT SIZES AND LOCATIONS OF ANY FOUNDATION WALL PENETRATIONS (MECHANICAL OR OTHERWISE). THE CONTRACTOR SHALL COORDINATE THE SIZES AND LOCATIONS OF ANY FOUNDATION WALL PENETRATIONS WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS.
7. CONCRETE ELEVATION SHALL BE AS NOTED ON PLAN. REFER TO ARCHITECTURAL DRAWINGS FOR SLAB ELEVATIONS, SLOPES, CURBS, PADS, OPENINGS, AND DEPRESSIONS NOT SHOWN. COORDINATE PRIOR TO SHOP DRAWING SUBMITTAL.
8. CONSTRUCTION JOINTS IN ALL CONCRETE FOUNDATION WALLS SHALL NOT EXCEED 40 LINEAR FEET, UNLESS CONTROL JOINTS ARE PROVIDED TO MEET SAME. PROVIDE ADDITIONAL REINFORCEMENT AT CONSTRUCTION, AS REQUIRED (SEE TYPICAL DETAILS).
9. CONTRACTOR SHALL SUBMIT A CONSTRUCTION/CONTROL LAYOUT PLAN USING THE FOLLOWING RULES:
   A) CONTROL JOINTS SHALL BE 1" DEEP.
   B) TOTAL AREA OF CONCRETE BETWEEN CONTROL JOISTS SHALL NOT EXCEED 225 SQUARE FEET.
   C) MAXIMUM DISTANCE BETWEEN CONTROL JOISTS SHALL NOT EXCEED 15'-0".
   D) ASPECT RATION OF CONCRETE BETWEEN CONTROL JOISTS SHALL NOT EXCEED 1.5 : 1.0.
   E) PROVIDE A CONTROL JOINT AT ALL RE-ENTRANT CORNERS.
   F) PROVIDE ADDITIONAL REINFORCEMENT AT ALL CONSTRUCTION JOISTS PER THE TYPICAL DETAILS.
10. ⟨0⟩ INDICATES A STEP IN FOOTING. REFER TO TYPICAL DETAILS FOR ADDITIONAL REINFORCING REQUIRED AT STEPS.
11. PROVIDE 16" THICK, 4000 PSI NORMAL WEIGHT CONCRETE ELEVATOR MAT SLAB REINFORCED W/ #6 @ 12" O.C. (EACH WAY, TOP AND BOTTOM). PROVIDE A MOISTURE VAPOR REDUCTION ADMIXTURE IN THE ELEVATOR PIT SLAB.
12. SEE SHEET SXXX FOR THE COLUMN SCHEDULE.
13. F-0 INDICATES A FOOTING TYPE. REFER TO SCHEDULE ON THIS SHEET FOR SIZE AND REINFORCING.
13. P-0 INDICATES A PIER TYPE. SEE DETAILS ON SHEET SXXX FOR DETAILS.
14. ▨ INDICATES STRUCTURAL CMU WALL. SEE TYPICAL DETAILS SHEETS FOR ELEVATIONS AND DETAILS. SEE ARCH. FOR EXACT LOCATIONS.
15. CONTRACTOR SHALL COORDINATE ALL SLOTS, INSERTS, DOWELS, SLEEVES, ETC., AND ALL ANCHORS PRIOR TO PLACING CONCRETE.
17. X INDICATES STEEL BRACE FRAME (UP). SEE SHEET SXXX FOR ELEVATIONS AND DETAILS.
18. COORDINATE EXACT LOCATION AND ELEVATION OF ALL PIPE PENETRATIONS THROUGH THE FOUNDATION WALL PRIOR TO SHOP DRAWING SUBMITTAL. SEE TYPICAL DETAILS. PENETRATIONS MUST EXTEND THROUGH FOUNDATION WALLS. PENETRATIONS ARE NOT PERMITTED THROUGH FOOTINGS (OR PILASTERS) OR UNDER COLUMNS.



GROUND FLOOR AND FOUNDATION PLAN

3/16"=1'-0"

NOTES

DO NOT SCALE DRAWINGS.

PROGRESS DRAWING
FOR INFORMATION
NOT FOR CONSTRUCTION

No.	REVISIONS/SUBMISSIONS	Date
	90% DESIGN DEVELOPMENT SUBMISSION	10/01/2018

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
SOUZA, TRUE AND PARTNERS INC.
STRUCTURAL ENGINEERS
265 WINTER STREET, THIRD FLOOR
WALTHAM, MA 02451
(617) 926 - 6100 WWW.SOUZATRUE.COM

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
GROUND FLOOR AND FOUNDATION PLAN

Designed	TAL
Checked	TAL
Project No.	16045.00
Scale	AS NOTED
Date	10.31.2018

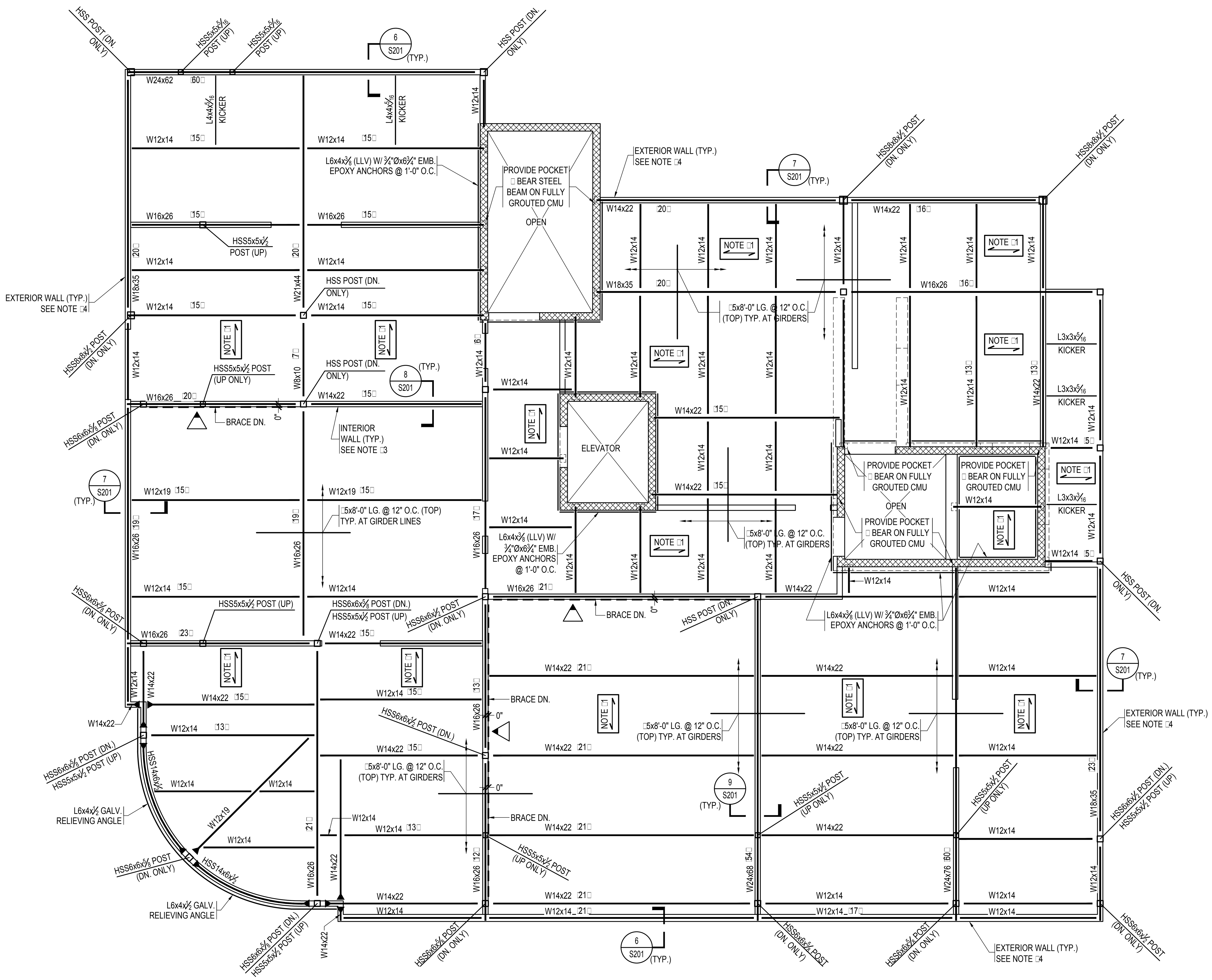
Drawing No.
S101

© Copyright 2016 Davis Square Architects, Inc.

H:\2018\18186 117 BROADWAY - ARLINGTON MA\18186_S101.dwg

SECOND FLOOR FRAMING NOTES:

1. ⟵⟶ INDICATES SPAN DIRECTION OF 3½" 4000 PSI CONCRETE ON 2", 18 GA COMPOSITE STEEL DECK REINFORCED WITH 6"x6"-W4.0xW4.0 W.W.F. LOCATED 1" BELOW THE TOP OF THE CONCRETE SLAB.
2. TOP OF STEEL ELEVATION =SEE ARCH, UNLESS NOTED THUS (±0'-0") ON PLAN. TOP OF CONCRETE ELEVATION = SEE ARCH, UNLESS NOTED OTHERWISE.
3. UNLESS OTHERWISE NOTED, INTERIOR BEARING WALLS SHALL BE COMPRISED OF 2x6 WOOD STUDS SPACED @ 12" O.C. W/ 15⁄32" APA RATED STRUCTURAL I PLYWOOD WALL SHEATHING (ONE SIDE ONLY). PROVIDE 2x6 BLOCKING AT HORIZONTAL PLYWOOD JOINTS. FASTEN EDGES OF SHEATHING TO STUDS, BLOCKING AND EACH PLY OF PLATES AND SILLS WITH 10d NAILS @ 6" O.C. UNLESS OTHERWISE NOTED THUSLY [X"] ON PLAN, FASTEN SHEATHING TO INTERMEDIATE STUDS WITH 10d NAILS @ 6" O.C.
4. EXTERIOR WALLS SHALL BE COMPRISED OF 2x6 WOOD STUDS SPACED AT 12" O.C. W/ 15⁄32" APA RATED STRUCTURAL I PLYWOOD WALL SHEATHING (ONE SIDE ONLY). FASTEN EDGES OF SHEATHING TO STUDS, BLOCKING AND EACH PLY OF PLATES AND SILLS WITH 10d NAILS @ 6" O.C. UNLESS OTHERWISE NOTED THUSLY [X"] ON PLAN, FASTEN SHEATHING TO INTERMEDIATE STUDS WITH 10d NAILS @ 6" O.C.
5. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS NOT OTHERWISE SHOWN ON THIS DRAWING.
6. REFER TO DRAWINGS S001 THROUGH S005 FOR GENERAL NOTES AND TYPICAL DETAILS.
7. WALL STUDS MAY BE CUT/NOTCHED/BORED AS FOLLOWS:
   A. MAXIMUM SIZE OF A BORED HOLE ALLOWED THROUGH A 2x6 IS 2⅛"Ø. HOLES SHALL BE LOCATED IN THE CENTER OF THE STUD AND A MINIMUM SPACING BETWEEN ADJACENT HOLES IS 8".
   B. NOTCHES INTO THE SIDE OF A 2x6 STUD SHALL BE NO GREATER THAN 2¼" DEEP. MINIMUM SPACING OF NOTCHES SHALL BE 8".
   C. ALL OTHER HOLES AND/OR NOTCHES SHALL BE REINFORCED WITH SIMPSON STRONG-TIE HSS2-SDS1.5 STUD SHOES W/ 12- SDS25112 SCREWS.
8. THE CONTRACTOR SHALL COORDINATE ALL SLOTS, INSERTS, DOWELS. SLEEVES, PADS, ETC., AND ALL ANCHORS PRIOR TO PLACING CONCRETE.
9. THE CONTRACTOR SHALL COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS (MECHANICAL OR OTHERWISE) WITH THE MECHANICAL AND ARCHITECTURAL DRAWINGS. REFER TO TYPICAL DETAILS FOR TYPICAL FRAMING AND REINFORCING AT SLAB OPENINGS.
10. △X INDICATES A BRACED FRAME. REFER TO DRAWING S2.1 FOR BRACED FRAME ELEVATION AND DETAILS.
11. ▶── INDICATES A FIELD WELDED MOMENT CONNECTION. THE MOMENT CONNECTION SHALL BE DESIGNED AND DETAILED BY THE STEEL FABRICATOR TO DEVELOP THE FULL MOMENT CAPACITY OF THE BEAM.
12. □XX□INDICATES THE NUMBER OF ¾" x 4½" LONG HEADED STUD SHEAR CONNECTORS LOCATED ALONG THE BEAM AND WELDED TO THE TOP OF THE BEAM. STUDS SHALL BE SPACED UNIFORMLY ALONG THE BEAM SPAN. WHERE THE NUMBER OF STUDS IS NOT INDICATED AT STEEL BEAMS BELOW COMPOSITE SLABS, PROVIDE STUDS AT 12" ON CENTER.
13. ⊠⊠⊠ INDICATES 8" NOMINAL FULLY GROUTED REINFORCED CMU WALLS AT STAIR AND ELEVATOR SHAFTS. REFER TO TYPICAL DETAILS FOR REINFORCING AND ADDITIONAL INFORMATION.
14. "V=XXX^{K}" INDICATES STEEL FABRICATOR IS TO DESIGN THE CONNECTION TO HAVE THE MINIMUM LISTED SHEAR CAPACITY. IF NO VALUE IS LISTED, THE CONNECTION CAPACITY SHALL CONFORM TO "TYPICAL W BEAM TO BEAM/COLUMN CONNECTION" DETAIL SHOWN ON DRAWING S0.3.
15. STEEL THAT IS TO RECEIVE SPRAY-ON FIRE RETARDANT SHALL REMAIN UNPRIMED. COORDINATE W/ ARCHITECTURAL DRAWINGS / SPECIFICATIONS.
16. REFER TO FRAMING PLANS ABOVE FOR POSTS FROM FLOORS AND ROOFS ABOVE. UNLESS OTHERWISE NOTED, ALL POSTS SHALL TERMINATE AT THE LEVEL 2 COMPOSITE SLAB.
17. HDXX INDICATES SIMPSON HD HOLDOWN INTO CONCRETE FLOOR. ALL ANCHORS MUST BE CONNECTED DIRECTLY TO STEEL SUPPORTS BELOW CONCRETE SLAB. CONTRACTOR TO COORDINATE EXACT LOCATIONS PRIOR TO CASTING CONCRETE. SEE TYPICAL DETAIL SHEET FOR SCHEDULE AND DETAILS.



SECOND FLOOR FRAMING PLAN

3⁄16"=1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date
	90% DESIGN DEVELOPMENT SUBMISSION	10/01/2018

DAVIS SQUARE ARCHITECTS

240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

ST&P
SOUZA, TRUE AND PARTNERS INC.
STRUCTURAL ENGINEERS
265 WINTER STREET, THIRD FLOOR
WALTHAM, MA 02451
(617) 926 - 6100 WWW.SOUZATRUE.COM

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
SECOND FLOOR FRAMING PLAN

Designed TAL
Checked TAL
Project No. 16045.00
Scale AS NOTED
Date 2019-05-09

Drawing No.
S102

© Copyright 2016 Davis Square Architects, Inc.

H:\2018\18186 117 BROADWAY - ARLINGTON MA\18186_S102.dwg

THIRD FLOOR FRAMING NOTES:

1. ⟵⟶ INDICATES SPAN DIRECTION OF ¾" APA RATED STRUCTURAL I PLYWOOD FLOOR SHEATHING GLUED AND NAILED (10d NAILS @ 6" O.C.) TO SUPPORTING MEMBERS (UNLESS OTHERWISE NOTED ON PLAN). PROVIDE 1" THICK GYPSUM UNDERLAYMENT (MAX. DENSITY = 110 PSF) OVER PLYWOOD SHEATHING. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

2. "RED-X OWT" INDICATES OPEN-WEB TRUSSES BY RedBUILT WITH SAWN LUMBER OR ENGINEERED LUMBER TOP CHORDS AND STEEL TUBE WEBS THAT COMPLY WITH ICC-ES ES R-1774 (OR APPROVED EQUAL).

2A. "PRI" INDICATES PERFORMANCE RATED I-JOIST IN ACCORDANCE WITH APA/EWS STANDARDS AND ESR-1405. PRI's SHALL HAVE THE MINIMUM PROPERTIES AND END REACTIONS AS DEFINED ON THE "MINIMUM DESIGN PROPERTIES FOR PRI JOISTS" TABLE ON SHEET S004.

3. UNLESS OTHERWISE NOTED, INTERIOR BEARING WALLS SHALL BE COMPRISED OF 2x6 WOOD STUDS SPACED @ 16" O.C. W/ 15/32" APA RATED STRUCTURAL I PLYWOOD WALL SHEATHING (ONE SIDE ONLY). PROVIDE 2x6 BLOCKING AT HORIZONTAL PLYWOOD JOINTS. FASTEN EDGES OF SHEATHING TO STUDS, BLOCKING AND EACH PLY OF PLATES AND SILLS WITH 10d NAILS @ 4" O.C. UNLESS OTHERWISE NOTED THUSLY [X"] ON PLAN, FASTEN SHEATHING TO INTERMEDIATE STUDS WITH 10d NAILS @ 6" O.C.

4. EXTERIOR WALLS SHALL BE COMPRISED OF 2x6 WOOD STUDS SPACED AT 16" O.C. W/ 15/32" APA RATED STRUCTURAL I PLYWOOD WALL SHEATHING (ONE SIDE ONLY). FASTEN EDGES OF SHEATHING TO STUDS, BLOCKING AND EACH PLY OF PLATES AND SILLS WITH 10d NAILS @ 4" O.C. UNLESS OTHERWISE NOTED THUSLY [X"] ON PLAN, FASTEN SHEATHING TO INTERMEDIATE STUDS WITH 10d NAILS @ 6" O.C.

5. UNLESS OTHERWISE NOTED, HEADERS OVER OPENINGS IN EXTERIOR WALLS SHALL BE 3-1¾"x11¼" LVL U.N.O. ON PLAN. PROVIDE 4- 2x JAMB POSTS (2 JACKS, 2 KINGS) AT EACH END.

6. UNLESS OTHERWISE NOTED, HEADERS OVER OPENINGS IN INTERIOR BEARING WALLS SHALL BE 3-1¾"x11¼" LVL U.N.O. ON PLAN. PROVIDE 4- 2x JAMB POSTS (2 JACKS, 2 KING) AT ALL HEADER SUPPORTS.

7. PROVIDE 3- 2x POST AT THE ENDS OF ALL WALLS, WALL INTERSECTIONS AND UNDER MULTI-PLY JOISTS / BEAMS UNLESS OTHERWISE INDICATED ON PLAN FOR DIRECT SUPPORT.

8. PROVIDE SIMPSON STRONG-TIE TB TYPE BRIDGING (OR EQUAL) BETWEEN JOIST @ 8'-0" O.C. (MAX.). JOIST MANUFACTURER TO DESIGN AND SUPPLY ANY ADDITIONAL SAFETY BRACING AS NEEDED FOR ERECTION.

9. JOIST MANUFACTURER TO DESIGN JOIST CONNECTIONS AND ACCESSORIES FOR THE GENERAL LOADS NOTED ON SHEET S001 IN ADDITION TO SPECIFIC LOADS INDICATED ON THIS SHEET AND/OR IN SECTIONS.

10. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS NOT OTHERWISE SHOWN ON THIS DRAWING.

11. COORDINATE SIZES AND LOCATIONS OF SHAFT OPENINGS WITH ARCHITECTURAL AND M.E.P. REQUIREMENTS. PROVIDE 2- 1¾"x14" LVL HEADERS AS NECESSARY TO MAINTAIN A MAXIMUM JOIST SPACING AS INDICATED ON PLANS. SHIFT JOIST AS NECESSARY TO ACCOMMODATE THE SHAFTS.

12. COORDINATE LOCATIONS OF PIPES AND FLOOR DRAINS WITH JOIST LAYOUTS. RESPACE JOISTS AS REQUIRED TO AVOID DRAINS, ADD JOISTS AS MAY BE NECESSARY TO AVOID SUB-FLOOR SPANS (CL TO CL JOISTS) GREATER THAN INDICATED ON PLANS.

13. WALL STUDS MAY BE CUT/NOTCHED/BORED AS FOLLOWS:
    - A. MAXIMUM SIZE OF A BORED HOLE ALLOWED THROUGH A 2x6 IS 2⅛"Ø. HOLES SHALL BE LOCATED IN THE CENTER OF THE STUD AND A MINIMUM SPACING BETWEEN ADJACENT HOLES IS 8".
    - B. NOTCHES INTO THE SIDE OF A 2x6 STUD SHALL BE NO GREATER THAN 2¼" DEEP. MINIMUM SPACING OF NOTCHES SHALL BE 8".
    - C. ALL OTHER HOLES AND/OR NOTCHES SHALL BE REINFORCED WITH SIMPSON STRONG-TIE HSS2-SDS1.5 STUD SHOES W/ 12- SDS25112 SCREWS.

14. WHERE STUDS IN BEARING AND SHEAR WALLS INTERFERE WITH VERTICAL PIPE RUNS, STUDS MAY BE SHIFTED TO AVOID THE PIPE(S). HOWEVER, ADDITIONAL STUDS SHALL BE ADDED SO THAT THE MAXIMUM STUD SPACING DOES NOT EXCEED 16" O.C.

15. WHERE PLATES OR SILLS OF BEARING AND SHEAR WALLS ARE PENETRATED BY VERTICAL PIPES, PROVIDE FULLY NAILED (24-10dx 1½" NAILS PER STRAP) SIMPSON STRONG-TIE CTS218 STRAPS ON EACH SIDE OF EACH PLY OF THE PLATE OR SILL. THE GAP FOR THE PIPE SHALL NOT BE MORE THE 4½ INCHES.

16. PROVIDE ALL CONNECTION HARDWARE TO SUPPORT END OF JOISTS.

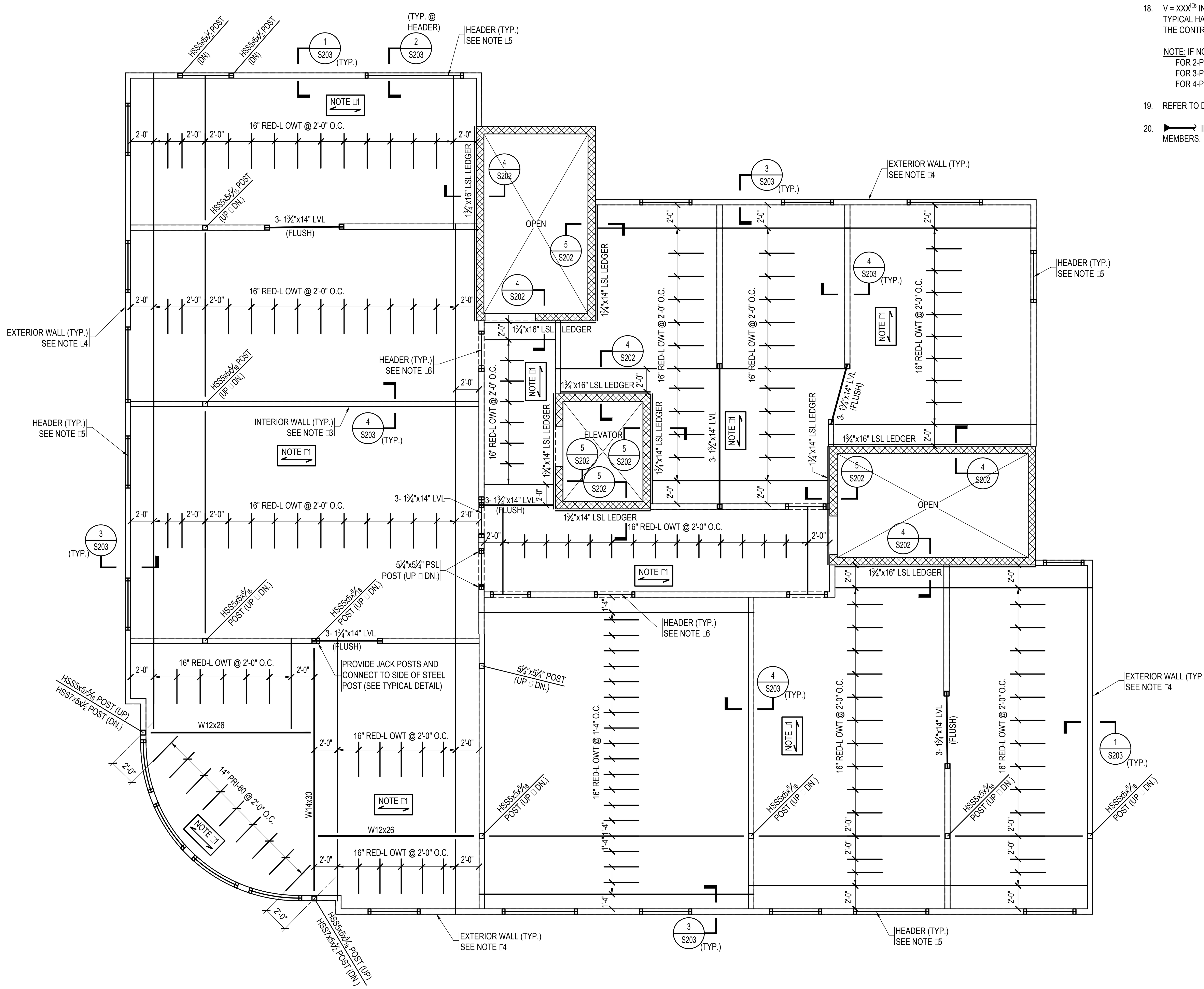
17. MSTXX INDICATES SIMPSON STRONG-TIE MST STRAP REQUIRED TO CONNECT END OF WALL TO WALL BELOW (SEE TYPICAL DETAIL SHEET FOR SCHEDULE AND DETAILS). PROVIDE 4-2x POST AT ALL LOCATIONS THAT REQUIRE AN MST STRAP.

18. V = XXX□s INDICATES CONNECTIONS SHALL BE DESIGNED FOR THE SHEAR LOAD GIVEN. IN THE EVENT THAT A TYPICAL HANGER CANNOT BE FOUND, A CUSTOM HANGER / CONNECTION SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR. SUBMIT CALCULATIONS FOR REVIEW.

    NOTE: IF NO SHEAR VALUE IS PROVIDED, THE MINIMUM VALUE SHALL BE AS FOLLOWS:
    FOR 2-PLY LVL: 5,000□s
    FOR 3-PLY LVL: 8,000□s
    FOR 4-PLY LVL: 9,000□s

19. REFER TO DRAWINGS S001 THROUGH S005 FOR GENERAL NOTES AND TYPICAL DETAILS.

20. ▶──⌇ INDICATES FULLY WELDED CONNECTIONS. PROVIDE 5/16" (MIN) FILLET WELD ALL AROUND BETWEEN MEMBERS.



THIRD FLOOR FRAMING PLAN

3/16"=1'-0"

NOTES

DO NOT SCALE DRAWINGS.

75% CD PROGRESS
NOT FOR CONSTRUCTION

No.	REVISIONS/SUBMISSIONS	Date
	90% DESIGN DEVELOPMENT SUBMISSION	10/01/2018

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
ST&P
SOUZA, TRUE AND PARTNERS INC.
STRUCTURAL ENGINEERS
265 WINTER STREET, THIRD FLOOR
WALTHAM, MA 02451
(617) 926 - 6100 WWW.SOUZATRUE.COM

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
THIRD FLOOR FRAMING PLAN

Field	Value
Designed	TAL
Checked	TAL
Project No.	16045.00
Scale	AS NOTED
Date	2019-05-09
Drawing No.	S103

© Copyright 2016 Davis Square Architects, Inc.

H:\2018\18186 117 BROADWAY - ARLINGTON MA\18186_S103.dwg

FOURTH FLOOR FRAMING NOTES:

1. ⟵⟶ INDICATES SPAN DIRECTION OF $\frac{3}{4}$" APA RATED STRUCTURAL I PLYWOOD FLOOR SHEATHING GLUED AND NAILED (10d NAILS @ 6" O.C.) TO SUPPORTING MEMBERS (UNLESS OTHERWISE NOTED ON PLAN). PROVIDE 1" THICK GYPSUM UNDERLAYMENT (MAX. DENSITY = 110 PSF) OVER PLYWOOD SHEATHING. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

2. "RED-X OWT" INDICATES OPEN-WEB TRUSSES BY RedBUILT WITH SAWN LUMBER OR ENGINEERED LUMBER TOP CHORDS AND STEEL TUBE WEBS THAT COMPLY WITH ICC-ES ES R-1774 (OR APPROVED EQUAL).

2A. "PRI" INDICATES PERFORMANCE RATED I-JOIST IN ACCORDANCE WITH APA/EWS STANDARDS AND ESR-1405. PRI's SHALL HAVE THE MINIMUM PROPERTIES AND END REACTIONS AS DEFINED ON THE "MINIMUM DESIGN PROPERTIES FOR PRI JOISTS" TABLE ON SHEET S004.

3. UNLESS OTHERWISE NOTED, INTERIOR BEARING WALLS SHALL BE COMPRISED OF 2x6 WOOD STUDS SPACED @ 16" O.C. W/ $\frac{15}{32}$" APA RATED STRUCTURAL I PLYWOOD WALL SHEATHING (ONE SIDE ONLY). PROVIDE 2x6 BLOCKING AT HORIZONTAL PLYWOOD JOINTS. FASTEN EDGES OF SHEATHING TO STUDS, BLOCKING AND EACH PLY OF PLATES AND SILLS WITH 10d NAILS @ 4" O.C. UNLESS OTHERWISE NOTED THUSLY [X"] ON PLAN, FASTEN SHEATHING TO INTERMEDIATE STUDS WITH 10d NAILS @ 6" O.C.

4. EXTERIOR WALLS SHALL BE COMPRISED OF 2x6 WOOD STUDS SPACED AT 16" O.C. W/ $\frac{15}{32}$" APA RATED STRUCTURAL I PLYWOOD WALL SHEATHING (ONE SIDE ONLY). FASTEN EDGES OF SHEATHING TO STUDS, BLOCKING AND EACH PLY OF PLATES AND SILLS WITH 10d NAILS @ 4" O.C. UNLESS OTHERWISE NOTED THUSLY [X"] ON PLAN, FASTEN SHEATHING TO INTERMEDIATE STUDS WITH 10d NAILS @ 6" O.C.

5. UNLESS OTHERWISE NOTED, HEADERS OVER OPENINGS IN EXTERIOR WALLS SHALL BE 3-1$\frac{3}{4}$"x11$\frac{1}{4}$" LVL U.N.O. ON PLAN. PROVIDE 4- 2x JAMB POSTS (2 JACKS, 2 KINGS) AT EACH END.

6. UNLESS OTHERWISE NOTED, HEADERS OVER OPENINGS IN INTERIOR BEARING WALLS SHALL BE 3-1$\frac{3}{4}$"x11$\frac{1}{4}$" LVL U.N.O. ON PLAN. PROVIDE 4- 2x JAMB POSTS (2 JACKS, 2 KING) AT ALL HEADER SUPPORTS.

7. PROVIDE 3- 2x POST AT THE ENDS OF ALL WALLS, WALL INTERSECTIONS AND UNDER MULTI-PLY JOISTS / BEAMS UNLESS OTHERWISE INDICATED ON PLAN FOR DIRECT SUPPORT.

8. PROVIDE SIMPSON STRONG-TIE TB TYPE BRIDGING (OR EQUAL) BETWEEN JOIST @ 8'-0" O.C. (MAX.). JOIST MANUFACTURER TO DESIGN AND SUPPLY ANY ADDITIONAL SAFETY BRACING AS NEEDED FOR ERECTION.

9. JOIST MANUFACTURER TO DESIGN JOIST CONNECTIONS AND ACCESSORIES FOR THE GENERAL LOADS NOTED ON SHEET S001 IN ADDITION TO SPECIFIC LOADS INDICATED ON THIS SHEET AND/OR IN SECTIONS.

10. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS NOT OTHERWISE SHOWN ON THIS DRAWING.

11. COORDINATE SIZES AND LOCATIONS OF SHAFT OPENINGS WITH ARCHITECTURAL AND M.E.P. REQUIREMENTS. PROVIDE 2- 1$\frac{3}{4}$"x14" LVL HEADERS AS NECESSARY TO MAINTAIN A MAXIMUM JOIST SPACING AS INDICATED ON PLANS. SHIFT JOIST AS NECESSARY TO ACCOMMODATE THE SHAFTS.

12. COORDINATE LOCATIONS OF PIPES AND FLOOR DRAINS WITH JOIST LAYOUTS. RESPACE JOISTS AS REQUIRED TO AVOID DRAINS, ADD JOISTS AS MAY BE NECESSARY TO AVOID SUB-FLOOR SPANS (CL TO CL JOISTS) GREATER THAN INDICATED ON PLANS.

13. WALL STUDS MAY BE CUT/NOTCHED/BORED AS FOLLOWS:

    A. MAXIMUM SIZE OF A BORED HOLE ALLOWED THROUGH A 2x6 IS 2$\frac{1}{8}$"Ø. HOLES SHALL BE LOCATED IN THE CENTER OF THE STUD AND A MINIMUM SPACING BETWEEN ADJACENT HOLES IS 8".

    B. NOTCHES INTO THE SIDE OF A 2x6 STUD SHALL BE NO GREATER THAN 2$\frac{1}{4}$" DEEP. MINIMUM SPACING OF NOTCHES SHALL BE 8".

    C. ALL OTHER HOLES AND/OR NOTCHES SHALL BE REINFORCED WITH SIMPSON STRONG-TIE HSS2-SDS1.5 STUD SHOES W/ 12- SDS25112 SCREWS.

14. WHERE STUDS IN BEARING AND SHEAR WALLS INTERFERE WITH VERTICAL PIPE RUNS, STUDS MAY BE SHIFTED TO AVOID THE PIPE(S). HOWEVER, ADDITIONAL STUDS SHALL BE ADDED SO THAT THE MAXIMUM STUD SPACING DOES NOT EXCEED 16" O.C.

15. WHERE PLATES OR SILLS OF BEARING AND SHEAR WALLS ARE PENETRATED BY VERTICAL PIPES, PROVIDE FULLY NAILED (24-10dx 1$\frac{1}{2}$" NAILS PER STRAP) SIMPSON STRONG-TIE CTS218 STRAPS ON EACH SIDE OF EACH PLY OF THE PLATE OR SILL. THE GAP FOR THE PIPE SHALL NOT BE MORE THE 4$\frac{1}{2}$ INCHES.

16. PROVIDE ALL CONNECTION HARDWARE TO SUPPORT END OF JOISTS.

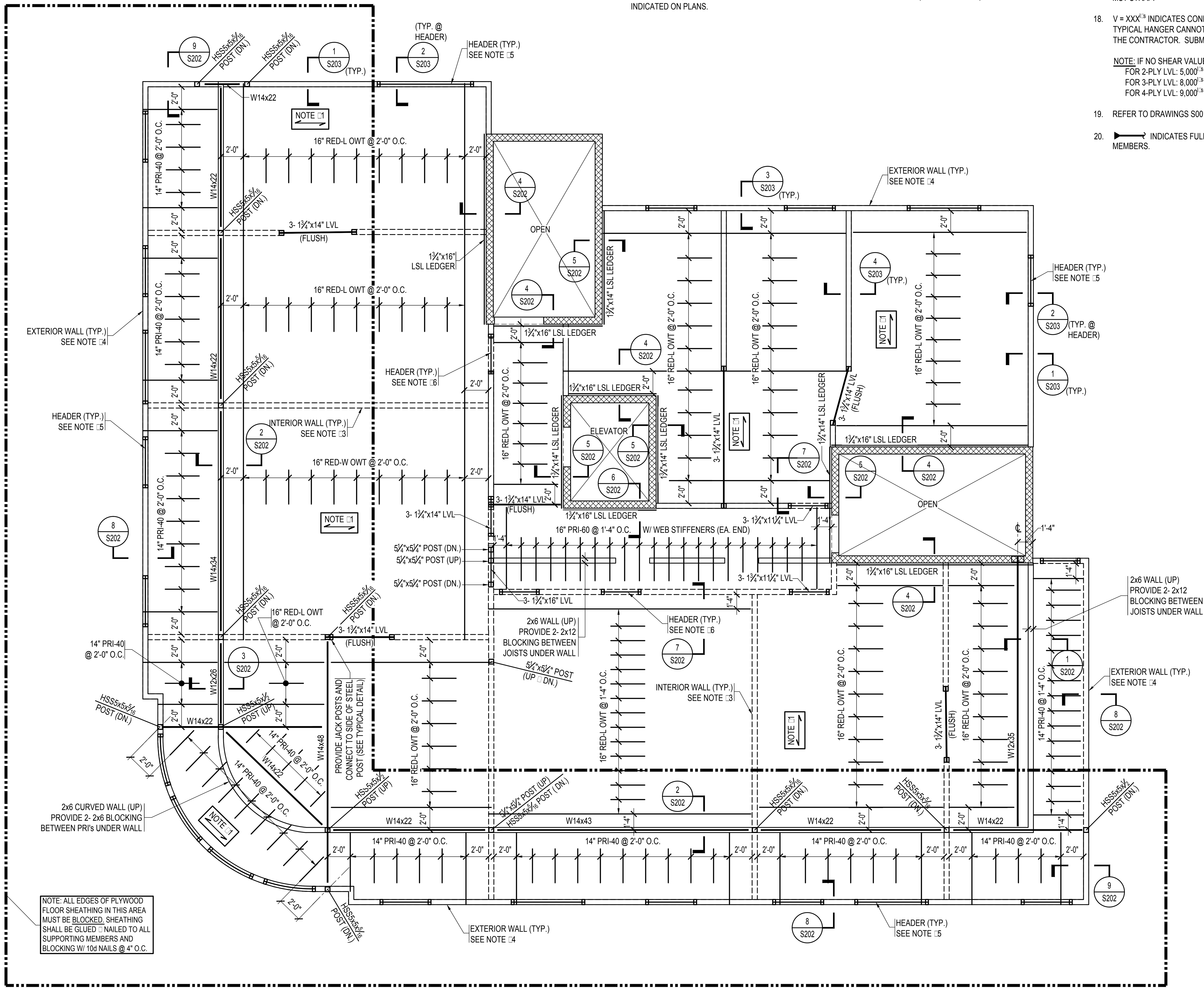
17. MSTXX INDICATES SIMPSON STRONG-TIE MST STRAP REQUIRED TO CONNECT END OF WALL TO WALL BELOW (SEE TYPICAL DETAIL SHEET FOR SCHEDULE AND DETAILS). PROVIDE 4-2x POST AT ALL LOCATIONS THAT REQUIRE AN MST STRAP.

18. V = XXX INDICATES CONNECTIONS SHALL BE DESIGNED FOR THE SHEAR LOAD GIVEN. IN THE EVENT THAT A TYPICAL HANGER CANNOT BE FOUND, A CUSTOM HANGER / CONNECTION SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR. SUBMIT CALCULATIONS FOR REVIEW.

    NOTE: IF NO SHEAR VALUE IS PROVIDED, THE MINIMUM VALUE SHALL BE AS FOLLOWS:
    FOR 2-PLY LVL: 5,000
    FOR 3-PLY LVL: 8,000
    FOR 4-PLY LVL: 9,000

19. REFER TO DRAWINGS S001 THROUGH S005 FOR GENERAL NOTES AND TYPICAL DETAILS.

20. ▶—— INDICATES FULLY WELDED CONNECTIONS. PROVIDE $\frac{5}{16}$" (MIN) FILLET WELD ALL AROUND BETWEEN MEMBERS.



FOURTH FLOOR FRAMING PLAN

$\frac{3}{16}$"=1'-0"

NOTES

DO NOT SCALE DRAWINGS.

75% CD PROGRESS
NOT FOR CONSTRUCTION

No.	REVISIONS/SUBMISSIONS	Date
	90% DESIGN DEVELOPMENT SUBMISSION	10/01/2018

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
ST&P
SOUZA, TRUE AND PARTNERS INC.
STRUCTURAL ENGINEERS
265 WINTER STREET, THIRD FLOOR
WALTHAM, MA 02451
(617) 926 - 6100 WWW.SOUZATRUE.COM

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
FOURTH FLOOR FRAMING PLAN

Designed	TAL
Checked	TAL
Project No.	16045.00
Scale	AS NOTED
Date	2019-05-09

Drawing No.
S104

© Copyright 2016 Davis Square Architects, Inc.

H:\2018\18186 117 BROADWAY - ARLINGTON MA\18186_S104.dwg

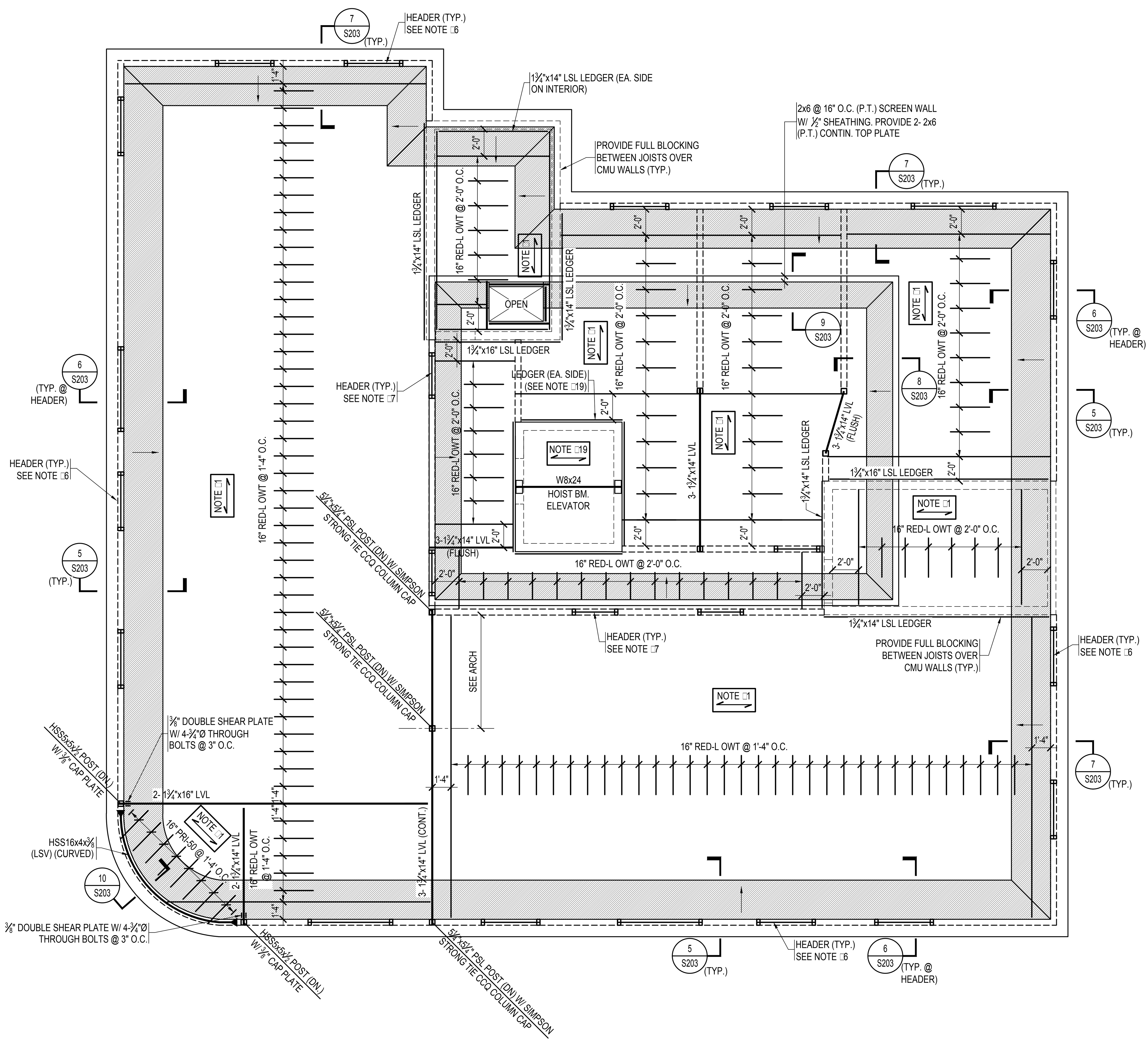
ROOF FRAMING NOTES:

1. ⟵⟶ INDICATES SPAN DIRECTION OF ⅝" APA RATED PLYWOOD ROOF SHEATHING GLUED AND NAILED TO SUPPORTING MEMBERS W/ 10d NAILS @ 6" O.C. TOP OF PLYWOOD ELEVATION - SEE ARCH.
2. "RED-X OWT" INDICATES OPEN-WEB TRUSSES BY RedBUILT WITH SAWN LUMBER OR ENGINEERED LUMBER TOP CHORDS AND STEEL TUBE WEBS THAT COMPLY WITH ICC-ES ES R-1774 (OR APPROVED EQUAL).

2A. "PRI" INDICATES PERFORMANCE RATED I-JOIST IN ACCORDANCE WITH APA/EWS STANDARDS AND ESR-1405. PRI's SHALL HAVE THE MINIMUM PROPERTIES AND END REACTIONS AS DEFINED ON THE "MINIMUM DESIGN PROPERTIES FOR PRI JOISTS" TABLE ON SHEET S004.

3. PROVIDE SIMPSON STRONG-TIE TB TYPE BRIDGING (OR EQUAL) BETWEEN JOISTS/ TRUSSES @ 8'-0" O.C. (MAX.). JOIST MANUFACTURER TO DESIGN AND SUPPLY ANY ADDITIONAL SAFETY BRACING AS NEEDED FOR ERECTION.
4. JOIST/ TRUSSES MANUFACTURER TO DESIGN JOIST CONNECTIONS AND ACCESSORIES FOR THE GENERAL LOADS NOTED ON SHEET S001 IN ADDITION TO SPECIFIC LOADS INDICATED ON THIS SHEET AND/OR IN SECTIONS.
5. FOR WALL CONSTRUCTION (BELOW), SEE THE FOURTH FLOOR FRAMING PLAN.
6. U.N.O ON PLAN, HEADERS OVER OPENINGS IN EXTERIOR WALLS SHALL BE 3-1¾"x11¼" LVL. PROVIDE 4- 2x JAMB POSTS (2 JACKS, 2 KINGS) AT ALL HEADER SUPPORTS.
7. UNLESS OTHERWISE NOTED, HEADERS OVER OPENINGS IN INTERIOR BEARING WALLS SHALL BE 3- 1¾"x11¼" LVL U.N.O ON PLAN. PROVIDE 3- 2x JAMB POSTS (2 JACKS, 1 KING) AT ALL HEADER SUPPORTS.
8. ALL ROOF JOISTS/ TRUSSES SHALL BE CONNECTED TO SUPPORTING MEMBERS W/ 2- H2.5A SIMPSON STRONG-TIE HURRICANE TIES. PROVIDE 2- H2.5A TIES @ LVL BEAMS.
9. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS NOT OTHERWISE SHOWN ON THIS DRAWING.
10. PROVIDE ALL CONNECTION HARDWARE TO SUPPORT END OF JOISTS/ TRUSSES.
11. PROVIDE 3- 2x POST AT THE ENDS OF ALL WALLS, WALL INTERSECTIONS AND UNDER MULTI-PLY JOISTS / BEAMS UNLESS OTHERWISE INDICATED ON PLAN FOR DIRECT SUPPORT.
12. COORDINATE SIZES AND LOCATIONS OF SHAFT OPENINGS WITH ARCHITECTURAL AND M.E.P. REQUIREMENTS. PROVIDE 2- 1¾"x14" LVL HEADERS AS NECESSARY TO MAINTAIN A MAXIMUM JOIST SPACING AS INDICATED ON PLANS. SHIFT JOIST AS NECESSARY TO ACCOMMODATE THE SHAFTS.
13. REFER TO DRAWINGS S001 THROUGH S005 FOR GENERAL NOTES AND TYPICAL DETAILS.
14. WALL STUDS MAY BE CUT/NOTCHED/BORED AS FOLLOWS:
    A. MAXIMUM SIZE OF A BORED HOLE ALLOWED THROUGH A 2x6 IS 2⅛"Ø. HOLES SHALL BE LOCATED IN THE CENTER OF THE STUD AND A MINIMUM SPACING BETWEEN ADJACENT HOLES IS 8".
    B. NOTCHES INTO THE SIDE OF A 2x6 STUD SHALL BE NO GREATER THAN 2¼" DEEP. MINIMUM SPACING OF NOTCHES SHALL BE 8".
    C. ALL OTHER HOLES AND/OR NOTCHES SHALL BE REINFORCED WITH SIMPSON STRONG-TIE HSS2-SDS1.5 STUD SHOES W/ 12 - SDS25112 SCREWS.
15. V = XXX^{LBS} INDICATES CONNECTIONS SHALL BE DESIGNED FOR THE SHEAR LOAD GIVEN. IN THE EVENT THAT A TYPICAL HANGER CANNOT BE FOUND, A CUSTOM HANGER / CONNECTION SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR. SUBMIT CALCULATIONS FOR REVIEW.

    NOTE: IF NO SHEAR VALUE IS PROVIDED, THE MINIMUM VALUE SHALL BE AS FOLLOWS:
    FOR 2-PLY LVL: 5,000^{LBS}
    FOR 3-PLY LVL: 8,000^{LBS}
    FOR 4-PLY LVL: 9,000^{LBS}
16. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR EXACT SIZES AND LOCATIONS OF ANY NEW ROOF OPENINGS (MECHANICAL OR OTHERWISE). THE CONTRACTOR SHALL COORDINATE THE SIZES AND LOCATIONS OF ANY MECHANICAL OPENINGS WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS, AND WITH THE EQUIPMENT MANUFACTURER. ALL ROOF OPENINGS/DUCTWORK LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE SUBMISSION OF SHOP DRAWINGS.
17. THE ROOF STRUCTURE IS DESIGNED TO SUPPORT THE MECHANICAL UNITS WITHIN THE SCREEN WALL (ONLY). ALL MECHANICAL UNITS HAVE A MAXIMUM OPERATING WEIGHT OF 300^{LBS}. COORDINATE EXACT LOCATION WITH ARCH/ MEP DRAWINGS.
18. ▨ INDICATES 2x6 KICKERS @ 16" O.C. PROVIDE ⅝" APA PLYWOOD ROOF SHEATHING OVER FRAMING.
19. ⟵⟶ INDICATES 3¼" LIGHTWEIGHT CONCRETE SLAB OVER 3", 16 GAUGE COMPOSITE FLOOR DECK REINFORCED WITH 6"x6"-W2.9xW2.9 W.W.F. LOCATED 1" BELOW THE TOP OF THE SLAB. SEE ARCHITECTURAL DRAWINGS FOR TOP OF CONCRETE ELEVATION.
20. ▶⟶ INDICATES FULLY WELDED CONNECTIONS. PROVIDE $^{5}/_{16}$" (MIN) FILLET WELD ALL AROUND BETWEEN MEMBERS



ROOF FRAMING PLAN

$^{3}/_{16}$"=1'-0"

H:\2018\18186 117 BROADWAY - ARLINGTON MA\18186_S105.dwg

NOTES

DO NOT SCALE DRAWINGS.

© Copyright 2016 Davis Square Architects, Inc.

75% CD PROGRESS
NOT FOR CONSTRUCTION

No.	REVISIONS/SUBMISSIONS	Date
	90% DESIGN DEVELOPMENT SUBMISSION	10/01/2018

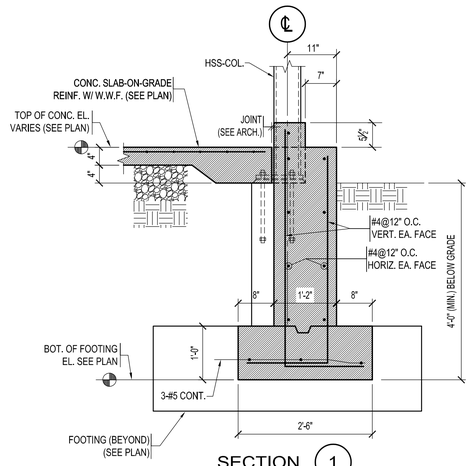
DAVIS SQUARE ARCHITECTS
240A Elm St., Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
ST&P SOUZA, TRUE AND PARTNERS INC. STRUCTURAL ENGINEERS
265 WINTER STREET, THIRD FLOOR
WALTHAM, MA 02451
(617) 926 - 6100 WWW.SOUZATRUE.COM

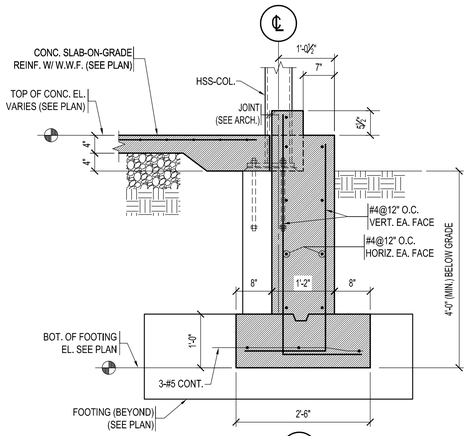
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
ROOF FRAMING PLAN

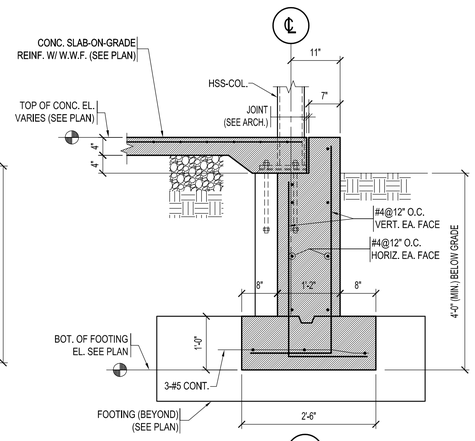
Designed: TAL
Checked: TAL
Project No.: 16045.00
Scale: AS NOTED
Date: 2019-05-09
Drawing No.: S105



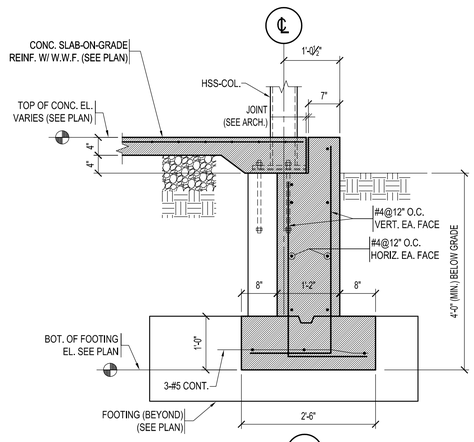
SECTION 1
¾"=1'-0"



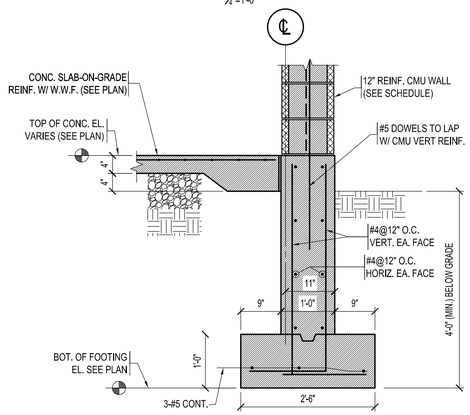
SECTION 2
¾"=1'-0"



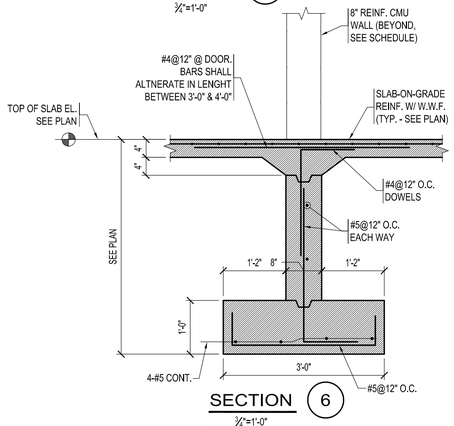
SECTION 3
¾"=1'-0"



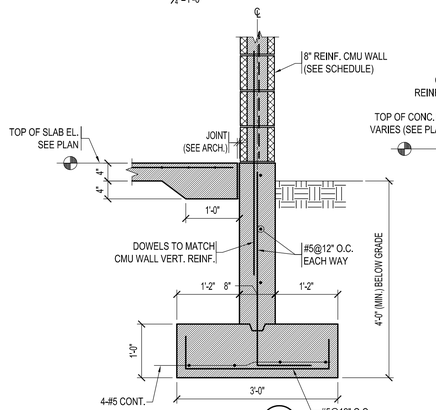
SECTION 4
¾"=1'-0"



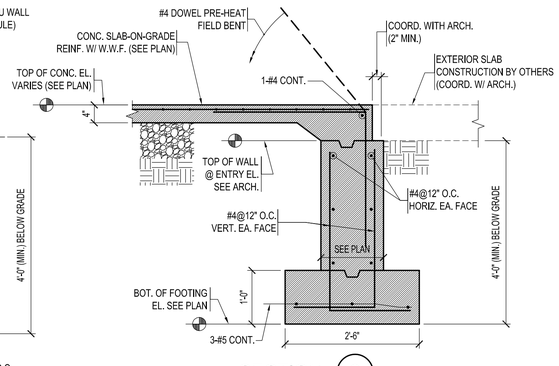
SECTION 5
¾"=1'-0"



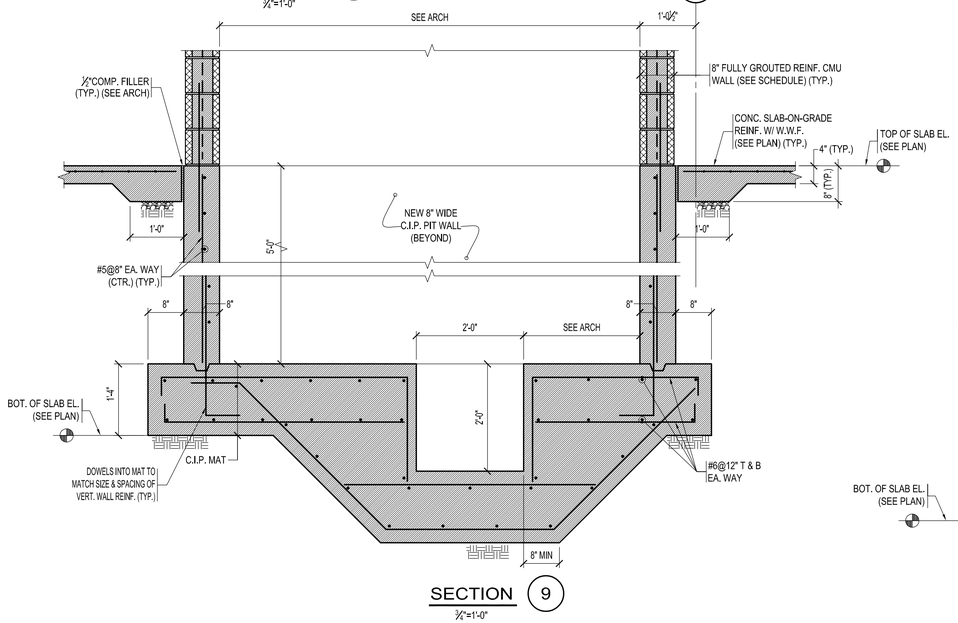
SECTION 6
¾"=1'-0"



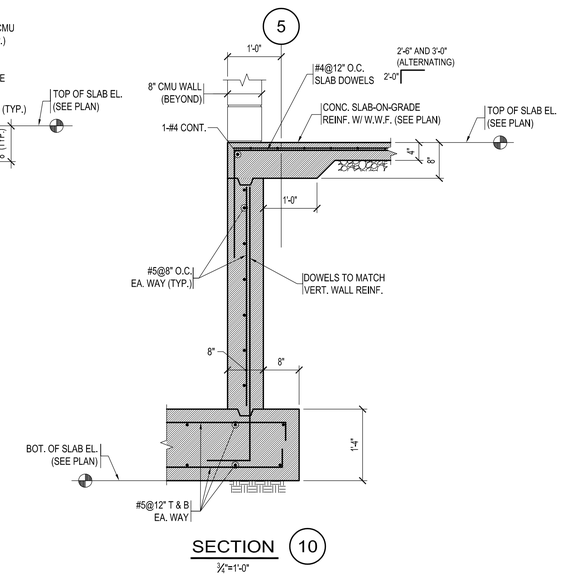
SECTION 7
¾"=1'-0"



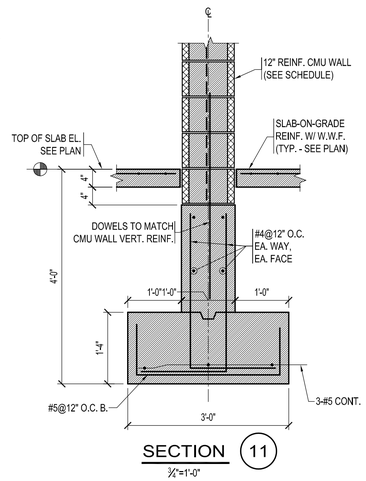
SECTION 8
¾"=1'-0"



SECTION 9
¾"=1'-0"



SECTION 10
¾"=1'-0"



SECTION 11
¾"=1'-0"

NOTES

PROGRESS DRAWING
FOR INFORMATION
NOT FOR CONSTRUCTION

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
SOUZA, TRUE AND PARTNERS INC.
STRUCTURAL ENGINEERS
265 WINTER STREET, THIRD FLOOR
WALTHAM, MA 02451
(617) 926 - 6100 WWW.SOUZATRUE.COM

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

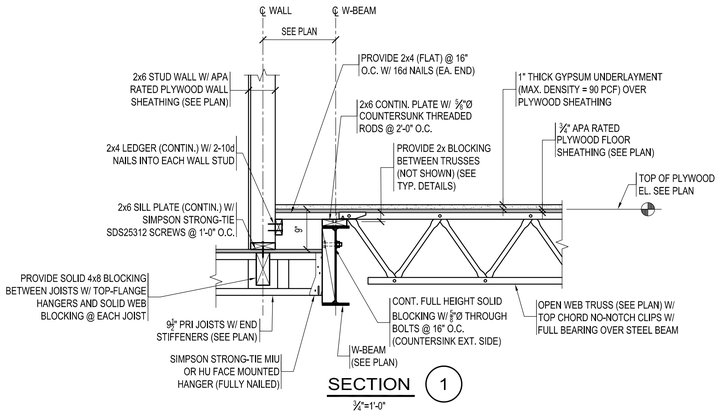
Title
SECTIONS

Designed	TAL
Checked	TAL
Project No.	16045.00
Scale	AS NOTED
Date	2019-05-09

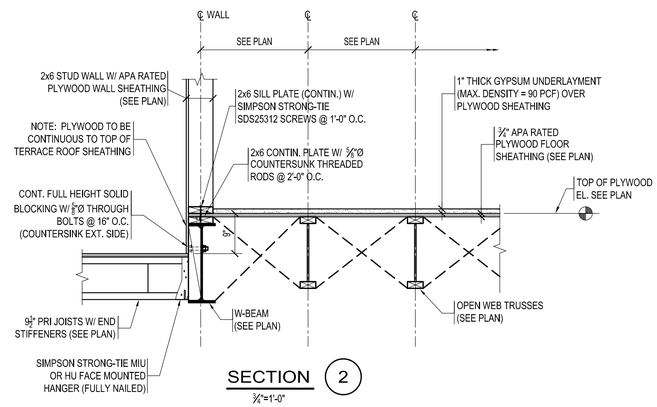
Drawing No.
S201

© Copyright 2016 Davis Square Architects, Inc.

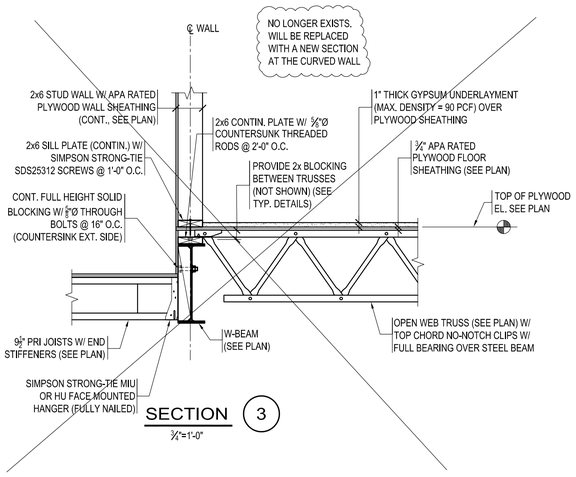
H:\2016\16186 117 BROADWAY - ARLINGTON MA\16186_S201.dwg



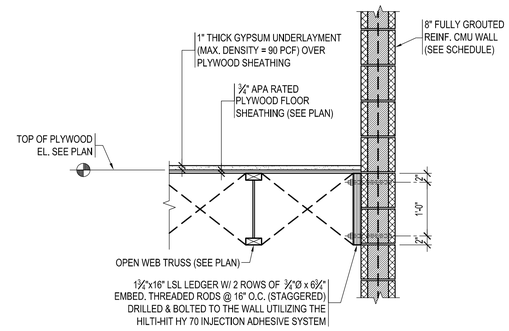
SECTION 1
¾"=1'-0"



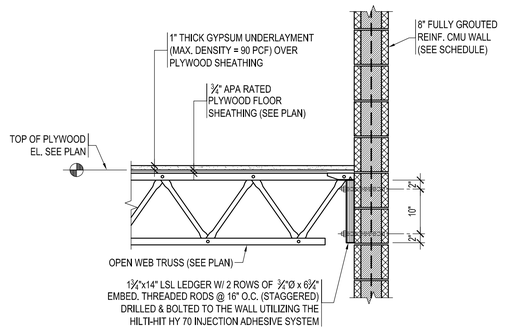
SECTION 2
¾"=1'-0"



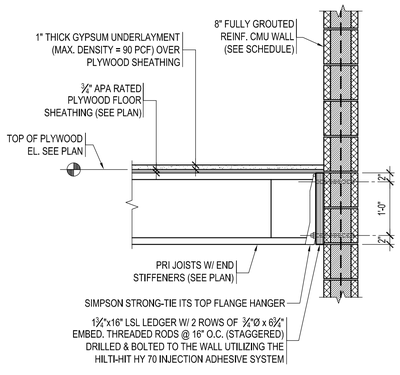
SECTION 3
¾"=1'-0"



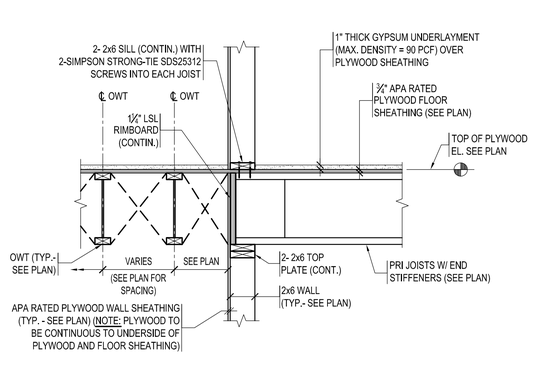
SECTION 4
¾"=1'-0"



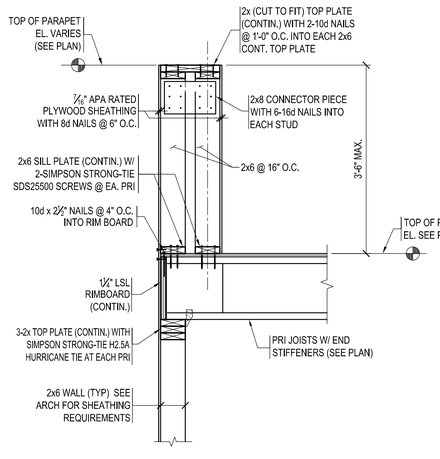
SECTION 5
¾"=1'-0"



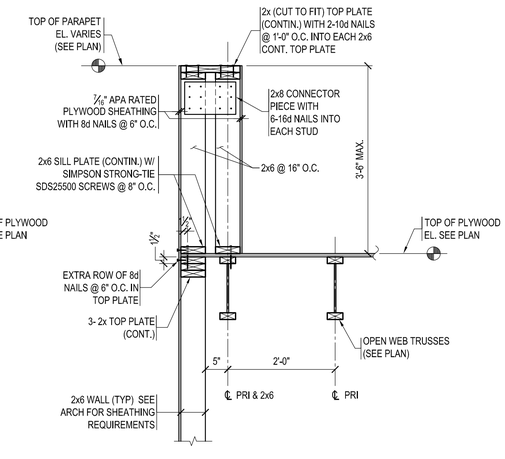
SECTION 6
¾"=1'-0"



SECTION 7
¾"=1'-0"



SECTION 8
¾"=1'-0"



SECTION 9
¾"=1'-0"

NOTES

75% CD PROGRESS
NOT FOR CONSTRUCTION

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
SOUZA, TRUE AND PARTNERS INC.
STRUCTURAL ENGINEERS
265 WINTER STREET, THIRD FLOOR
WALTHAM, MA 02451
(617) 926 - 6100
WWW.SOUZATRUE.COM

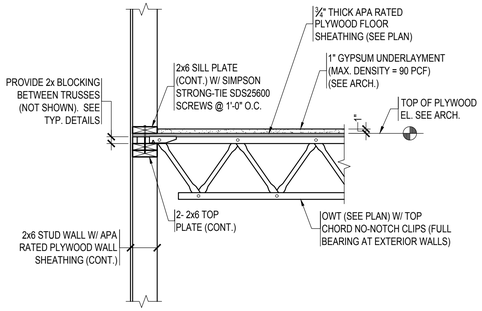
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
SECTIONS

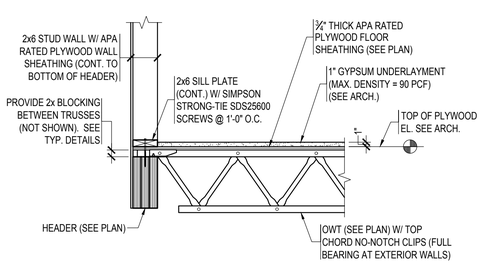
Designed	TAL
Checked	TAL
Project No.	16045.00
Scale	AS NOTED
Date	2019-05-09

Drawing No.
S202

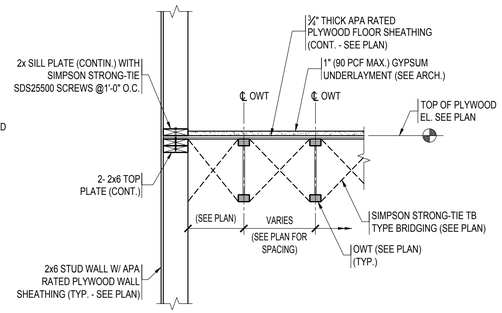
© Copyright 2016 Davis Square Architects, Inc.



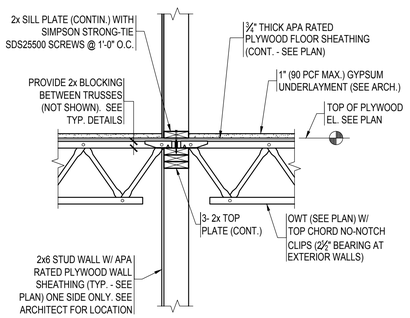
SECTION R
¾"=1'-0"



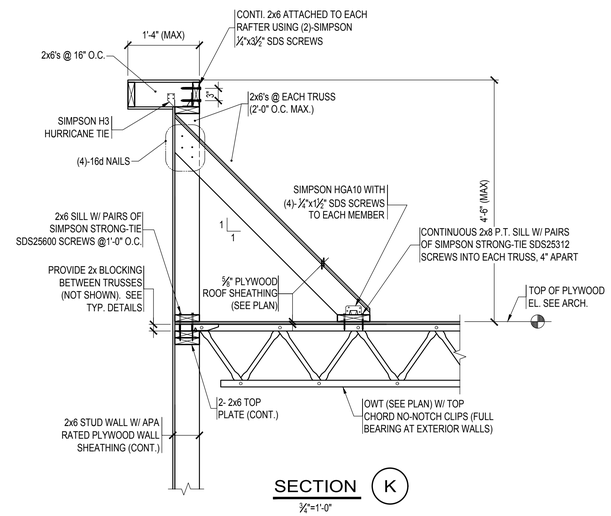
SECTION S
¾"=1'-0"



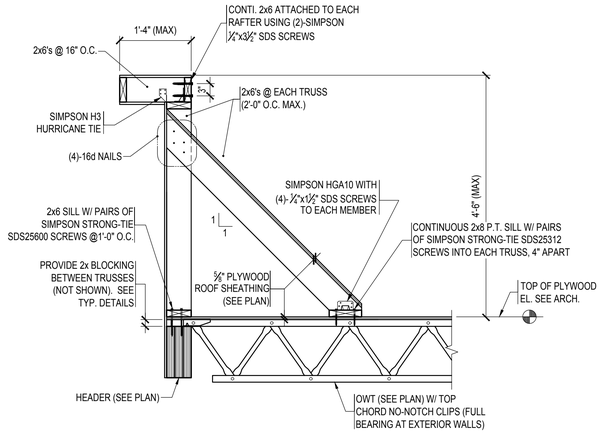
SECTION T
¾"=1'-0"



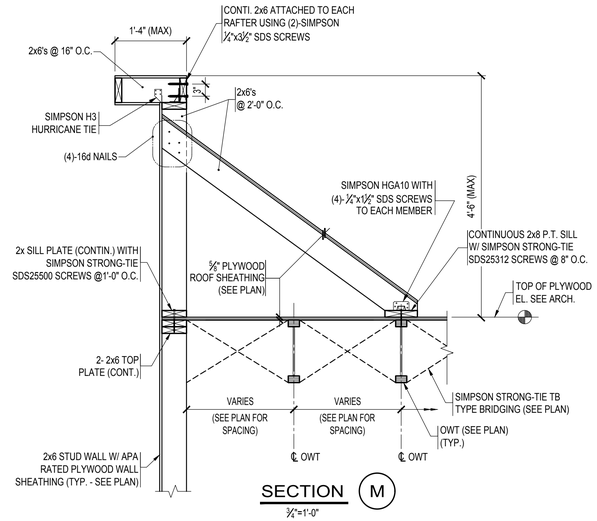
SECTION 8
¾"=1'-0"



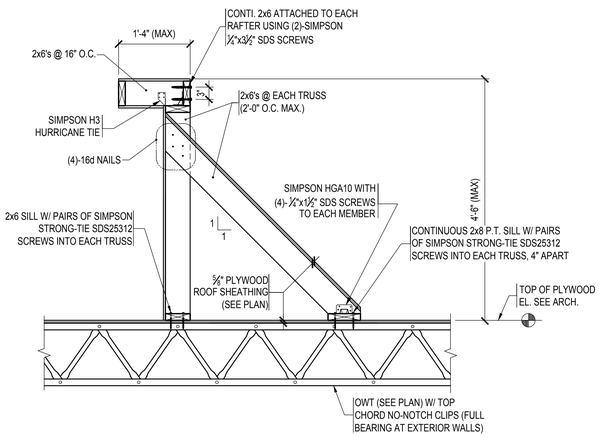
SECTION K
¾"=1'-0"



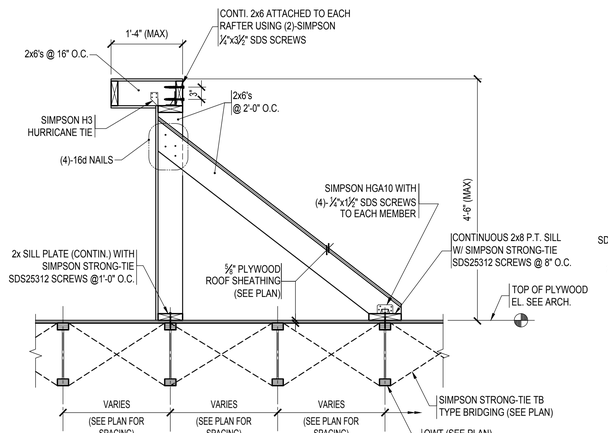
SECTION L
¾"=1'-0"



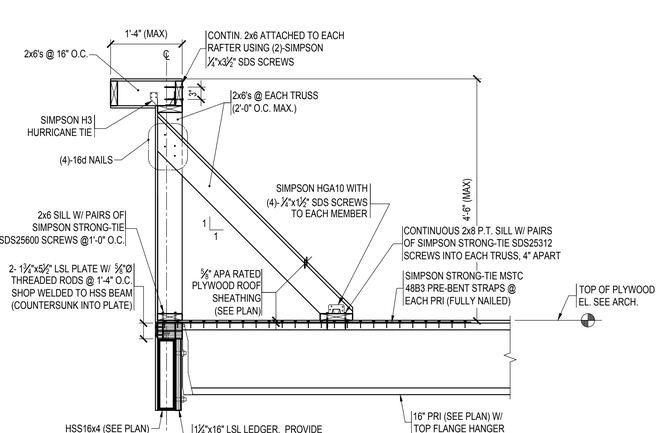
SECTION M
¾"=1'-0"



SECTION N
¾"=1'-0"



SECTION P
¾"=1'-0"



SECTION Q
¾"=1'-0"

NOTES

© Copyright 2016 Davis Square Architects, Inc.

75% CD PROGRESS
NOT FOR CONSTRUCTION

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
ST&P
SOUZA, TRUE AND PARTNERS INC.
STRUCTURAL ENGINEERS
265 WINTER STREET, THIRD FLOOR
WALTHAM, MA 02451
(617) 926 - 6100
WWW.SOUZATRUE.COM

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
SECTIONS

Designed	TAL
Checked	TAL
Project No.	16045.00
Scale	AS NOTED
Date	2019-05-09

Drawing No.
S203

H:\2016\18186 117 BROADWAY - ARLINGTON MA\18186_S203.dwg

MECHANICAL LEGEND

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
AS	AIR SEPARATOR
AWT	AVERAGE WATER TEMPERATURE
BTUH	BRITISH THERMAL UNITS PER HOUR
CAF	COMBUSTION AIR FAN
CFC	CABINET FAN COIL
CFM	CUBIC FEET PER MINUTE
CH	CABINET HEATER
CHW	CHILLED WATER
CMU	CONCRETE MASONRY UNIT
CRD	CEILING RADIATION DAMPER
CW	COLD WATER
DDC	DIRECT DIGITAL CONTROL
DHW	DOMESTIC HOT WATER
DT	DELTA T
DU	DWELLING UNIT
DX	DIRECT EXPANSION
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
EMS	ENERGY MANAGEMENT SYSTEM
ETR	EXISTING TO REMAIN
EWT	ENTERING WATER TEMPERATURE
EX	EXPANSION TANK
EWT	ENTERING WATER TEMPERATURE
FA	FREE AREA
FC	FAN COIL
FD	FLOOR DRAIN
FPC	FIRE PROTECTION CONTRACTOR
FPI	FINS PER INCH
FT	FEET
GAL	GALLONS
GC	GENERAL CONTRACTOR
GPM	GALLONS PER MINUTE
GVSM	GALVANIZED SHEET METAL
HW	HOT WATER
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
HX	HEAT EXCHANGER
IFP	INTELLIGENT FIELD PANEL
LAT	LEAVING AIR TEMPERATURE
LWT	LEAVING WATER TEMPERATURE
MAU	MAKEUP AIR UNIT
MC	MECHANICAL CONTRACTOR
NC	NORMALLY CLOSED
NEZV	NON-ELECTRIC ZONE VALVE
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OAF	OUTSIDE AIR FAN
OBD	OPPOSED BLADE DAMPER
PC	PLUMBING CONTRACTOR
PROVIDE	SUPPLY AND INSTALL
PRV	PRESSURE REDUCING VALVE
RA	RETURN AIR
RC	ROOFING CONTRACTOR
RCP	REFLECTED CEILING PLAN
RTU	ROOF TOP UNIT
SA	SUPPLY AIR
SM	GALVANIZED SHEET METAL
SS	STAINLESS STEEL
T&P	TEMPERATURE & PRESSURE
TV	TEMPERING VALVE
TYP	TYPICAL
UH	UNIT HEATER
UOS	UNLESS OTHERWISE SPECIFIED
UV	UNIT VENTILATOR
VFD	VARIABLE FREQUENCY DRIVE
	CONNECT TO EXISTING
A	AQUASTAT
T	THERMOSTAT
S	TEMPERATURE SENSOR
SP	FAN SPEED CONTROLLER
HL	HIGH LIMIT SENSOR
H	HUMIDISTAT
P	PRESSURE SENSOR
CO	CARBON MONOXIDE SENSOR
CO2	CARBON DIOXIDE SENSOR
SD	SMOKE DETECTOR
F	FLOW METER
OC	OCCUPANCY SENSOR
UC	UNDERCUT DOOR
T	VOLTAGE TRANSFORMER (120V/24V)
#	REVISION TRIANGLE

	NEW WORK (BOLD LINE)
	EXISTING WORK (LIGHT OR SHADED LINE)
	EQUIPMENT TAG (SEE SCHEDULE) DOES NOT REQUIRE ELECTRICAL
	EQUIPMENT TAG (SEE SCHEDULE) REQUIRES ELECTRICAL POWER
A–CFM	DIFFUSER TAG
12x12	SIZE SHOWN IS INTERIOR CLEAR DIMENSION. WHERE LINER IS CALLED FOR, INCREASE TO ACCOMMODATE.
10"ø	FLEXDUCT, 4 FT MAX LENGTH
SUPPLY / RETURN/ EXHAUST	DUCT DOWN
	DUCT UP
	ROOF-MOUNTED FAN
	ROOF MOUNTED EQUIPMENT
	SIDEWALL SUPPLY DIFFUSER
	SIDEWALL RETURN GRILLE
	CEILING SUPPLY DIFFUSER (4-WAY)
	RETURN/EXHAUST GRILLE
VD	VOLUME DAMPER
SD	SPLITTER DAMPER
FD	FIRE DAMPER
CRD	CEILING RADIATION DAMPER
SFD	COMBINATION SMOKE & FIRE DAMPER
AR	AUTOMATIC AIR FLOW REGULATOR
CD	CAPE BACKDRAFT DAMPER
	MOTORIZED DAMPER
	ELECTRIC HEATER
	EXTERIOR LOUVER & PLENUM
	AIR SEPARATOR
	BASE MOUNTED PUMP
	CIRCULATOR/PUMP
UV	UNIT VENTILATOR
UH	UNIT HEATER
	HYDRONIC COIL
	FAN
	BARE FINTUBE ELEMENT
	RADIATOR
	BASEBOARD
	CAST IRON RADIATOR
	EQUIPMENT

HCS	COMBINATION HOT & CHILLED WATER SUPPLY PIPING
HCR	COMBINATION HOT & CHILLED WATER RETURN PIPING
HWS	HOT WATER SUPPLY PIPING
HWR	HOT WATER RETURN PIPING
CHWS	CHILLED WATER SUPPLY PIPING
CHWR	CHILLED WATER RETURN PIPING
CDS	CONDENSOR WATER SUPPLY PIPING
CDR	CONDENSOR WATER RETURN PIPING
RL	REFRIGERANT LIQUID LINE
RS	REFRIGERANT SUCTION LINE
C	CONDENSATE DRAIN PIPING
	PIPE ANCHOR
	PIPE GUIDE
	FLEX CONNECTOR
	DROP, PIPE DOWN
	RISER, PIPE UP
	AIR VENT W/ ISOLATION
	COIN VENT
	PRESSURE GAUGE
	THERMOMETER AND WELL
	TEMP AND/OR PRESSURE RELIEF VALVE
	VACUUM BREAKER
	HOSE BIBB W/ BRASS CAP & CHAIN
	BALL VALVE WITH HOSE THREAD, BRASS CAP AND CHAIN
	STRAINER WITH BALL VALVE W/ 3/4" HOSE CONNECTION, BRASS CAP AND CHAIN
PP	PeTe's PLUG 3" LONG
	PRESSURE REDUCING VALVE
	FLANGE
	UNION
	CHECK VALVE (SPRING)
	BALL VALVE
	BALANCING VALVE
P	PRESSURE DIFFERENTIAL BYPASS
	MOTORIZED 4-WAY VALVE
M	MOTORIZED 3-WAY VALVE
	MANUAL 3-WAY VALVE
M	MOTORIZED 2-WAY VALVE
	COMBINATION VALVE
NEZV	NON-ELECTRIC ZONE VALVE

GENERAL MECHANICAL NOTES:

1. GENERAL CONDITIONS & SPECIFICATIONS: THE GENERAL CONDITIONS, AND SPECIFICATIONS ARE PART OF THIS WORK. IT IS THIS CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND BE FAMILIAR WITH THESE CONDITIONS & SPECIFICATIONS.
2. CODES AND ORDINANCES: INSTALLATION OF THE SYSTEMS SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NATIONAL MECHANICAL CODE, AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES.
3. REQUIREMENTS: OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LICENSES AND CERTIFICATES.
4. DESIGN: EQUIPMENT AND ACCESSORIES NOT SPECIFICALLY DESCRIBED OR IDENTIFIED BY MANUFACTURER'S CATALOG NUMBERS SHALL BE DESIGNED IN CONFORMITY WITH ASME, IEEE, S.M.A.C.N.A. DESIGN MANUAL OR OTHER APPLICABLE TECHNICAL STANDARDS, SUITABLE FOR MAXIMUM REQUIRED WORKING PRESSURE AND SHALL HAVE NEAT AND FINISHED APPEARANCE.
5. INSTALLATION: ERECT EQUIPMENT IN NEAT AND WORKMANLIKE MANNER; INSTALL SO THAT CONNECTING AND DISCONNECTING OF PIPES, EQUIPMENT AND ACCESSORIES CAN BE MADE READILY AND SO THAT ALL PARTS ARE EASILY ACCESSIBLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS & REQUIREMENTS AND THE BEST STANDARD PRACTICE FOR THIS TYPE OF WORK.
6. BEST PRACTICE: IT IS NOT INTENDED THAT THE DRAWINGS SHALL SHOW EVERY FITTING, CONNECTION, OR APPLIANCE. THIS CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR NECESSARY TO PROVIDE COMPLETE AND OPERATIONAL SYSTEMS IN ACCORDANCE WITH THE BEST PRACTICE OF THE TRADE.
7. EQUIPMENT LOCATION: THE M.C. SHALL VERIFY THE LOCATIONS AND MOUNTING HEIGHTS OF ALL EQUIPMENT AND MATERIALS, AND THE EXACT ROUTING OF ALL PIPES, WITH THE OWNER'S REPRESENTATIVE IN THE FIELD, PRIOR TO COMMENCING ANY WORK. ANY CONFLICTS WITH LOCATIONS, OR PROBLEMS ENCOUNTERED WITH ROUTING, SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
8. MATERIALS: ALL MATERIALS, FIXTURES AND EQUIPMENT SHALL BE NEW WITHOUT IMPERFECTIONS AND SHALL BE DELIVERED, ERECTED, CONNECTED AND FINISHED IN EVERY DETAIL. WHEREVER POSSIBLE, ALL TRIM, ACCESSORIES AND PARTS SHALL BE OF THE SAME MANUFACTURER AS THE RELATED EQUIPMENT AND FIXTURES.
9. DUCTWORK: ALL DUCTWORK SHALL BE INSTALLED IN ACCORDANCE WITH S.M.A.C.N.A. STANDARDS.
10. PLUMBING: ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH COMMONWEALTH OF MASSACHUSETTS FUEL GAS AND PLUMBING CODE (248 CMR, NFPA 54).
11. ELECTRICAL: ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL LOCAL REQUIREMENTS. COORDINATE ELECTRICAL CHARACTERISTICS FOR ALL EQUIPMENT WITH E.C. BEFORE ORDERING EQUIPMENT.
12. CONTROLS: PERFORM A FUNCTIONAL CHECK OF ALL CONTROLS & SYSTEMS THAT WILL REMAIN & ARE AFFECTED BY THIS WORK. REPORT ANY DEFICIENCIES IN WRITING.
13. OBJECTIONABLE NOISE AND VIBRATIONS: MECHANICAL AND ELECTRICAL EQUIPMENT SHALL OPERATE WITHOUT OBJECTIONABLE NOISE AND VIBRATION, AS DETERMINED BY THE ENGINEER. CONTRACTOR SHALL SUPPLY ALL NECESSARY HARDWARE FOR NOISE AND VIBRATION ISOLATION.
14. GENERAL COORDINATION: EXAMINE ALL DRAWINGS AND OTHER SECTIONS OF THE SPECIFICATIONS FOR REQUIREMENTS WHICH AFFECT THE WORK OF THIS SECTION. COORDINATE WORK WITH THAT OF OTHER TRADES AFFECTING, OR AFFECTED BY, WORK OF THIS SECTION. COOPERATE WITH OTHER TRADES TO ENSURE THE STEADY PROGRESS OF THE WORK.
15. PROTECTION OF EQUIPMENT AND MATERIALS: RESPONSIBILITY FOR CARE AND PROTECTION OF ALL MATERIALS AND MECHANICAL WORK RESTS WITH THIS CONTRACTOR AT ALL TIMES UNTIL IT HAS BEEN APPROVED.
16. GUARANTEE: ALL NEW COMPONENTS OF THE INSTALLATION SHALL BE GUARANTEED IN WRITING BY THIS CONTRACTOR TO BE FREE FROM DEFECTS OF MANUFACTURE AND INSTALLATION FOR A PERIOD OF ONE YEAR FROM THE DATE OF WRITTEN ACCEPTANCE BY THE ENGINEER. ANY DEFECTS FOUND SHALL BE REPAIRED BY THE MECHANICAL CONTRACTOR AT THEIR OWN EXPENSE.
17. NOTIFICATION: THE M.C. SHALL NOTIFY THE ENGINEER UPON: (1) COMPLETION OF ALL ROUGH PIPING AND DUCT WORK, BEFORE CLOSURE OF ANY TRENCHES, OPEN WALL CAVITIES OR CHASES; AND (2) UPON "SUBSTANTIAL COMPLETION" OF ALL SYSTEMS INCLUDING OPERATIONAL SPACE CONDITIONING. AFTER "SUBSTANTIAL COMPLETION", THE ENGINEER WILL PREPARE A PUNCH LIST OF ITEMS TO BE CORRECTED. THE M.C. SHALL CORRECT ANY DEFICIENCIES FOUND PROMPTLY, AT HIS/HER OWN EXPENSE. PROVIDE ADVANCE NOTICE OF AT LEAST ONE WEEK TO SCHEDULE.
18. FINAL COMPLETION: THE WORK SHALL NOT BE CONSIDERED COMPLETE UNTIL THE PUNCH LIST IS COMPLETED TO THE SATISFACTION OF THE ENGINEER AND ALL FINAL INSPECTIONS HAVE BEEN COMPLETED.
19. THE REQUIREMENTS OF THE STRETCH CODE HAVE BEEN ADOPTED BY THE LOCAL AUTHORITY, APPENDIX 115 AA, 780CMR. ALL WORK PERFORMED MUST CONFORM TO THESE REQUIREMENTS.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
MECHANICAL LEGEND AND NOTES

Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
M001

FAN SCHEDULE

EF –

[1][4]

NO.	SERVICE	TYPE	DRIVE	CFM	ESP	FAN RPM	HP	V/Ph/Hz	MANUFACTURER	MODEL	WEIGHT (LBS)	REMARKS
EF–1	BATH EXHAUST	CEILING	DIRECT	80	0.50	1,725	1/20	115/1/60	PANASONIC	FV–05–11VKSL1	>50	[3]
EF–2	TRASH EXHAUST	ROOF	DIRECT	–	–	–	–	–	GREENHECK	–	–	[2]
DEF–1	DRYER BOOSTER FAN	INLINE	DIRECT	150	0.375	2,800	16.8W	120/1/60	FANTECH	DBF4XLT	36	[5]

[1] COORDINATE VOLTAGE AND HORSEPOWER WITH EC PRIOR TO ORDERING.
[2] FAN TO OPERATE CONTINUOUSLY AT FULL SPEED.
[3] SET FAN TO PROVIDE CONTINUOUS OPERATION AT 40 CFM. FAN TO BOOST TO 80 CFM ON MANUAL WALL SWITCH.
[4] SEE PLANS FOR QUANTITY OF EQUIPMENT TO BE PROVIDED.
[5] INCLUDE REMOTE INDICATOR PANEL, DUCT CLAMPS, ELECTRONIC PRESSURE SWITCH AND TUBING AND LINE CORD.

ELECTRIC UNIT HEATER SCHEDULE

EUH –

[1]

DWG ID	SERVICE	MANUFACTURER	MODEL NO.	OUTPUT BTU/HR	DIMENSIONS L	H	D	REMARKS	ELECTRICAL DATA
EUH–1	–	MODINE	HER30	10,200	–	–	–	3 KW, 380 CFM, 25°F TEMP RISE	208–230/1/60
EUH–2	–	MODINE	HER50	17,100	–	–	–	5 kW, 380 CFM, 42°F TEMP RISE	208–230/1/60
CUH–1	–	QMARK	AWH3150F	6,142	–	–	–	1.5 KW, ELECTRIC WALL HEATER [2][3]	208–230/1/60
CUH–2	–	QMARK	AWH4408F	13,650	–	–	–	4kW, ELECTRIC WALL HEATER [2][3]	208–230/1/60

[1] CONFIRM ELECTRICAL CHARACTERISTICS WITH EC PRIOR TO ORDERING EQUIPMENT.
[2] PROVIDE 24V CONTROLS TRANSFORMER
[3] PROVIDE ACCUSTAT ES–H1 THERMOSTAT. (SET POINT 68°F)

ERV SCHEDULE

EF –

[1][2][3][4][5][6]

NO.	MANUFACTURER	MODEL	CFM	ESP	DRIVE	ERV EFFECTIVENESS	ELECTRICAL	WEIGHT (LBS)	REMARKS
ERV–1	REVERSOMATIC	RERV–D100 ES (ECM)	50	1.0	ECM	70%/53%	120/1/60	55	–
ERV–2	REVERSOMATIC	RERV–D100 ES (ECM)	60	1.0	ECM	70%/53%	120/1/60	55	–
ERV–3	REVERSOMATIC	RERV–D100 ES (ECM)	65	1.0	ECM	70%/53%	120/1/60	55	–
ERV–4	REVERSOMATIC	RERV–D100 ES (ECM)	70	0.9	ECM	70%/53%	120/1/60	55	–
ERV–5	REVERSOMATIC	RERV–D100 ES (ECM)	85	0.8	ECM	70%/53%	120/1/60	55	–
ERV–6	REVERSOMATIC	RERV–D100 ES (ECM)	95	0.6	ECM	70%/53%	120/1/60	55	–

[1] CONFIRM ELECTRICAL CHARACTERISTICS WITH EC PRIOR TO ORDERING EQUIPMENT.
[2] PROVIDE MERV 8 FILTER KIT AND FILTERS.
[3] PROVIDE ECM MOTORS AND SPEED CONTROL.
[4] FAN TO OPERATE CONTINUOUSLY.
[5] SEE PLANS FOR REQUIRED APARTMENT AIRFLOW. BALANCE SYSTEM TO ACHIEVE SPECIFIED AIRFLOWS.
[6] SET AIRFLOW BASED ON RETURN GRILLE CFM.

CEILING DIFFUSER SCHEDULE

[1][2][3][4]

DWG ID	TYPE	CFM RANGE	SIZE WxH	MAX NC	MANUFACTURER	MOD. No.	REMARKS
A1–CFM	CEILING DIFFUSER	1 – 100	6x6	25	HART & COOLEY	SRE	STEEL, 4–WAY THROW, SR–7 OPPOSED BLADE DAMPER
A2–CFM	CEILING DIFFUSER	101 – 250	9x9	25	HART & COOLEY	SRE	STEEL, 4–WAY THROW, SR–7 OPPOSED BLADE DAMPER
A3–CFM	CEILING DIFFUSER	251 – 400	12x12	25	HART & COOLEY	SRE	STEEL, 4–WAY THROW, SR–7 OPPOSED BLADE DAMPER
A4–CFM	CEILING DIFFUSER	401 – 650	15x15	25	HART & COOLEY	SRE	STEEL, 4–WAY THROW, SR–7 OPPOSED BLADE DAMPER
A5–CFM	CEILING DIFFUSER	651 – 900	18x18	25	HART & COOLEY	SRE	STEEL, 4–WAY THROW, SR–7 OPPOSED BLADE DAMPER
A6–CFM	CEILING DIFFUSER	901 – 1,100	21x21	25	HART & COOLEY	SRE	STEEL, 4–WAY THROW, SR–7 OPPOSED BLADE DAMPER

[1] ALL DIFFUSERS & GRILLES SHALL INCLUDE PAINTABLE FINISH AND OPPOSED BLADE DAMPER.
[2] COORDINATE BORDER TYPE FOR PLASTER CEILINGS W/ GC.
[3] DIFFUSERS ARE 4–WAY THROW UNLESS NOTED OTHERWISE ON PLAN.
[4] PROVIDE CEILING FIRE DAMPER AT DIFFUSER WHERE DIFFUSER PENETRATES FIRE RATING. SEE PLANS FOR LOCATIONS.

CEILING RETURN GRILLE SCHEDULE

[1][2][3]

DWG ID	TYPE	CFM RANGE	SIZE WxH	MAX NC	MANUFACTURER	MOD. No.	REMARKS
AA1–CFM	RETURN	1 – 50	6x6	25	HART & COOLEY	RED5	ALUMINUM, EGG CRATE CORE, OBD, WHITE
AA2–CFM	RETURN	51 – 150	8x8	25	HART & COOLEY	RED5	ALUMINUM, EGG CRATE CORE, OBD, WHITE
AA3–CFM	RETURN	151 – 280	10x10	25	HART & COOLEY	RED5	ALUMINUM, EGG CRATE CORE, OBD, WHITE
AA4–CFM	RETURN	281 – 430	12x12	25	HART & COOLEY	RED5	ALUMINUM, EGG CRATE CORE, OBD, WHITE
AA5–CFM	RETURN	431 – 1,000	18x18	25	HART & COOLEY	RED5	ALUMINUM, EGG CRATE CORE, OBD, WHITE
AA6–CFM	RETURN	1,001 – 1,300	20x20	25	HART & COOLEY	RED5	ALUMINUM, EGG CRATE CORE, OBD, WHITE
AA7–CFM	RETURN	1,301 – 2,000	24x24	25	HART & COOLEY	RED5	ALUMINUM, EGG CRATE CORE, OBD, WHITE

[1] ALL DIFFUSERS & GRILLES SHALL INCLUDE OPPOSED BLADE DAMPER.
[2] COORDINATE OPENINGS AND BORDER TYPE WITH GC.
[3] PROVIDE CEILING FIRE DAMPER AT DIFFUSER WHERE DIFFUSER PENETRATES FIRE RATING. SEE PLANS FOR LOCATIONS.

SIDEWALL DIFFUSER SCHEDULE

[1][2][3][4]

DWG ID	TYPE	CFM RANGE	SIZE WxH	MAX NC	MANUFACTURER	MOD. No.	REMARKS
B1–CFM	SIDEWALL DIFFUSER	1 – 120	8X6	25	HART & COOLEY	92VHV	DOUBLE DEFLECTION, OBD, WHITE
B2–CFM	SIDEWALL DIFFUSER	121 – 185	10X6	25	HART & COOLEY	92VHV	DOUBLE DEFLECTION, OBD, WHITE
B3–CFM	SIDEWALL DIFFUSER	186 – 230	12X6	25	HART & COOLEY	92VHV	DOUBLE DEFLECTION, OBD, WHITE
B4–CFM	SIDEWALL DIFFUSER	231 – 340	20X6	25	HART & COOLEY	92VHV	DOUBLE DEFLECTION, OBD, WHITE
B5–CFM	SIDEWALL DIFFUSER	341 – 460	24X6	25	HART & COOLEY	92VHV	DOUBLE DEFLECTION, OBD, WHITE

[1] ALL DIFFUSERS SHALL INCLUDE OPPOSED BLADE DAMPER.
[2] COORDINATE OPENINGS AND BORDERS W/ GC.

SIDEWALL RETURN GRILLE SCHEDULE

[1][2]

DWG ID	TYPE	CFM RANGE	SIZE WxH	MAX NC	MANUFACTURER	MOD. No.	REMARKS
BB1–CFM	RETURN	1 – 120	8X6	25	HART & COOLEY	94	STEEL, WHITE
BB2–CFM	RETURN	121– 185	10X6	25	HART & COOLEY	94	STEEL, WHITE
BB3–CFM	RETURN	186 – 230	12X6	25	HART & COOLEY	94	STEEL, WHITE
BB4–CFM	RETURN	231 – 340	20X6	25	HART & COOLEY	94	STEEL, WHITE
BB5–CFM	RETURN	341 – 460	24X6	25	HART & COOLEY	94	STEEL, WHITE

[1] ALL DIFFUSERS SHALL INCLUDE OPPOSED BLADE DAMPER.
[2] COORDINATE OPENINGS AND BORDER TYPE WITH GC.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
MECHANICAL SCHEDULES

Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
M002

MITSUBISHI HEAT PUMP INDOOR UNIT SCHEDULE

Tag Reference	Room Name	Model	Associated Outdoor Unit Tag	Type	Nominal Cooling Capacity (BTU/h)	Nominal Heating Capacity (BTU/h)	Cooling Design Entering Temp DB/WB (°F)	Heating Design Entering Temp DB/WB (°F)	Corrected Capacity		Refrig Pipe Dim Liquid/Suction (inch)	Peak Fan Airflow (cfm)	Voltage / Phase	Notes / Options
									Cooling Total Capacity (BTU/h)	Heating Capacity (BTU/h)				
FCU-1	First Floor Common Space	SLZ-KF09NA.TH	HP-1	Ceiling cassette (4-way airflow) type	9,000	10,000	91.0/67.0	72.0	9145.0	10,218	1/4 / 3/8	300	208/230V/1	1, 2, 3, 4, 5
FCU-2	First Floor Common Space	SLZ-KF09NA.TH	HP-1	Ceiling cassette (4-way airflow) type	9000	10000	91.0/67.0	72.0	9145.0	10218	1/4 / 3/8	300	208/230V/1	1, 2, 3, 4, 5
FCU-3	Second Floor Hallway	MVZ-A12-AA7	HP-2	Vertical Ducted	12,000	13,500	91.0/67.2	72.0	11685.0	10,682	1/4 / 1/2	400	208/230V/1	1, 2, 3, 4, 5
FCU-4	Third Floor Hallway	MVZ-A12-AA7	HP-2	Vertical Ducted	12,000	13,500	91.0/67.2	72.0	11685.0	10,682	1/4 / 1/2	400	208/230V/1	1, 2, 3, 4, 5
FCU-5	Fourth Floor Halwlay	MVZ-A12-AA7	HP-2	Vertical Ducted	12,000	13,500	91.0/67.2	72.0	11685.0	10,682	1/4 / 1/2	400	208/230V/1	1, 2, 3, 4, 5
FCU-6	Elevator Machine Room	PKA-A12HA7	HP-5	Wall mounted type	12,000.0	14,000.0	78.0/67.0	72.0	12,382.2	8,680.6	1/2 / 1/4	425	208/230V/1	1, 2, 3, 4, 6
FCU-7	1.0 - Ton System	PEAD-A12AA7	HP-4	Horizontal Concealed	12000	14000	91.0/67.6	73.0	12095.0	8633.0	1/2 / 1/5	494	208/230V/1	1, 2, 3, 4, 6
FCU-8	1.25 - Ton System	PEAD-A15AA7	HP-5	Horizontal Concealed	15000	21000	91.0/67.7	74.0	14300.0	8430.0	1/2 / 1/6	600	208/230V/1	1, 2, 3, 4, 7
FCU-9	1.5 - Ton System	PEAD-A18AA7	HP-6	Horizontal Concealed	18000	22000	91.0/67.8	75.0	18419.0	11717.0	1/2 / 1/7	600	208/230V/1	1, 2, 3, 4, 8

Notes & Options:

[1] Nominal cooling capacities are based on indoor coil EAT of 78/67°F (DB/WB), outdoor of 95°F (DB)
[2] Nominal heating capacities are based on indoor coil EAT of 72°F (DB), outdoor of 5°F (WB)
[3] Efficiency values for EER, IEER, COP are based on AHRI 1230 test method for mixture of ducted & non-ducted indoor units.
[4] For systems with multiple modules, refrigerant pipe dimensions indicate total system combined piping downstream of module twinning.
[5] System Controls: Provide MHK1 Remote Controller for each indoor unit.
[6] Provide WB-PA4 low ambient hood kit with associated wind baffles for 100% low ambient cooling down to minus (-) 10°F.
[7] Provide optional air outlet guide.
[8] Provide PAC-MKA31BC Branch Box
[9] Provide PAC-MKA50BC Branch Box
[10] Provide 24" quicksling roof rack

MITSUBISHI HEAT PUMP OUTDOOR UNIT SCHEDULE

Tag Reference	Model Number	Nominal Cooling Capacity (BTU/h)	Nominal Heating Capacity (BTU/h)	Design Cooling Outdoor Temp DB (°F)	Design Heating Outdoor Temp WB (°F)	Corrected Cooling Total Capacity (BTU/h)	Cooling Efficiency (SEER)	Corrected Heating Capacity (BTU/h)	Refrig Pipe Dim Liquid/Suction (inch)	Voltage / Phase	Electrical-Per Module		Notes / Options
											208V		
											MCA	MOCP	
HP-1	MXZ-2C20NAHZ2-U1	20,000.0	22,000.0	91.0	5.0	18,290	17	20,436	N/A	208/230V / 1-phase	29.5	40	1, 2, 3, 4, 6, 7, 10
HP-2	MXZ-3C30NAHZ2-U1	28,400.0	28,600.0	91.0	5.0	35,055	16	32,046	N/A	208/230V / 1-phase	30.5	40	1, 2, 3, 4, 6, 7, 11
HP-3	PUZ-A12NKA7-BS	12000	14000	91.0	5.0	12,382.2	20.8	8,680.6	1/2 / 1/4	208/230V / 1-phase	11.0	28	1, 2, 3, 4, 6, 7, 12
HP-4	PUZ-A12NKA7-BS	12000	14000	91.0	5.0	12,382.2	20.8	8,680.6	1/2 / 1/4	208/230V / 1-phase	11.0	28	1, 2, 3, 4, 6, 7, 13
HP-5	SUZ-KA15NAR1	15000	21000	91.0	5.0	14300.0	18.6	8430.0	1/2 / 1/6	208/230V / 1-phase	1.7	15	1, 2, 3, 4, 6, 7, 14
HP-6	PUZ-A18NKA7-BS	18000	22000	91.0	5.0	18419.0	19.9	11717.0	1/2 / 1/7	208/230V / 1-phase	1.7	15	1, 2, 3, 4, 6, 7, 15

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

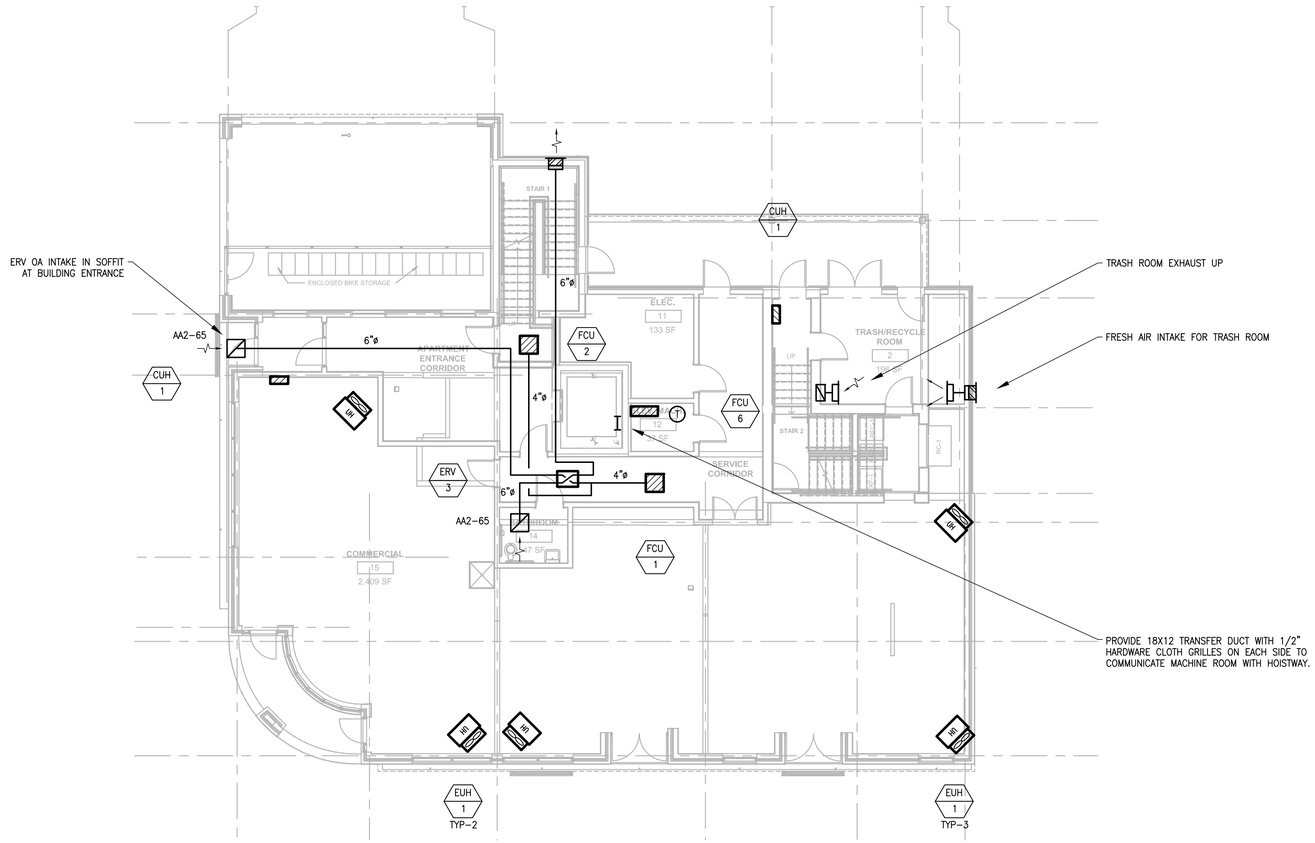
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
MECHANICAL SCHEDULES

Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
M003



1 M101 FIRST FLOOR MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

MECHANICAL NOTES:

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURER'S INSTRUCTIONS.
3. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELDS AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
4. EQUIPMENT, DUCTS AND PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
5. MC TO PROVIDE ALL FIRESTOPPING AND ACOUSTICAL SEALANT REQUIRED.
6. MC TO SUPPLY ACCESS HATCHES. GC TO INSTALL.
7. CONCEAL ALL CONTROL WIRING FOR THERMOSTATS WITHIN WALLS. NO SURFACE MOUNTED RACEWAYS.
8. INSTALL ALL DUCTS AND PIPING ON WARM SIDE OF INSULATION.
9. MC TO SUPPLY AND DUCT EXTERIOR WALL PENETRATIONS. GC TO INSTALL TERMINATION AND PROVIDE WEATHER TIGHT SEAL. COORDINATE WITH GC AND ARCHITECT. MC TO LOCATE WALL TERMINATIONS PER ARCHITECTURAL ELEVATIONS.
10. MC TO PROVIDE COORDINATION DRAWINGS. ALL REQUIRED PENETRATIONS OF STRUCTURAL FLOOR FRAMING MUST BE IDENTIFIED ON DRAWINGS, NO FIELD MODIFICATIONS OR PENETRATIONS OF FLOOR FRAMING IS PERMITTED.
11. WHERE DUCTS RUN PERPENDICULAR TO JOISTS, BUT WITHIN DEPTH OF JOIST, DUCT RUNS MAY REQUIRE MULTIPLE SHORT LENGTHS OF DUCT SIZED TO FIT BETWEEN JOISTS AND ASSEMBLED IN PLACE. DUCTS SHALL BE RIGID SHEET-METAL CONSTRUCTED IN CONFORMANCE WITH SMACNA REQUIREMENTS AND JOINTS SHALL BE SEALED.
12. UNDERCUT ALL DOORS CALLED OUT ON PLAN A MINIMUM OF 3/4". IN DWELLING UNITS, UNDERCUT ALL BATHROOM AND BEDROOM DOORS BY A MINIMUM OF 3/4" MINIMUM.
13. ALL EXHAUST TERMINATIONS SHALL BE LOCATED A MINIMUM OF 3'-0" FROM OPERABLE BUILDING OPENINGS.
14. MC TO PROVIDE 1" FIRE RATED DUCT WRAP ON ALL RANGE HOOD EXHAUST DUCTS AND DRYER EXHAUST DUCTS WHERE DUCTS ARE LOCATED ABOVE THE FIRE RATED CEILING MEMBRANE.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

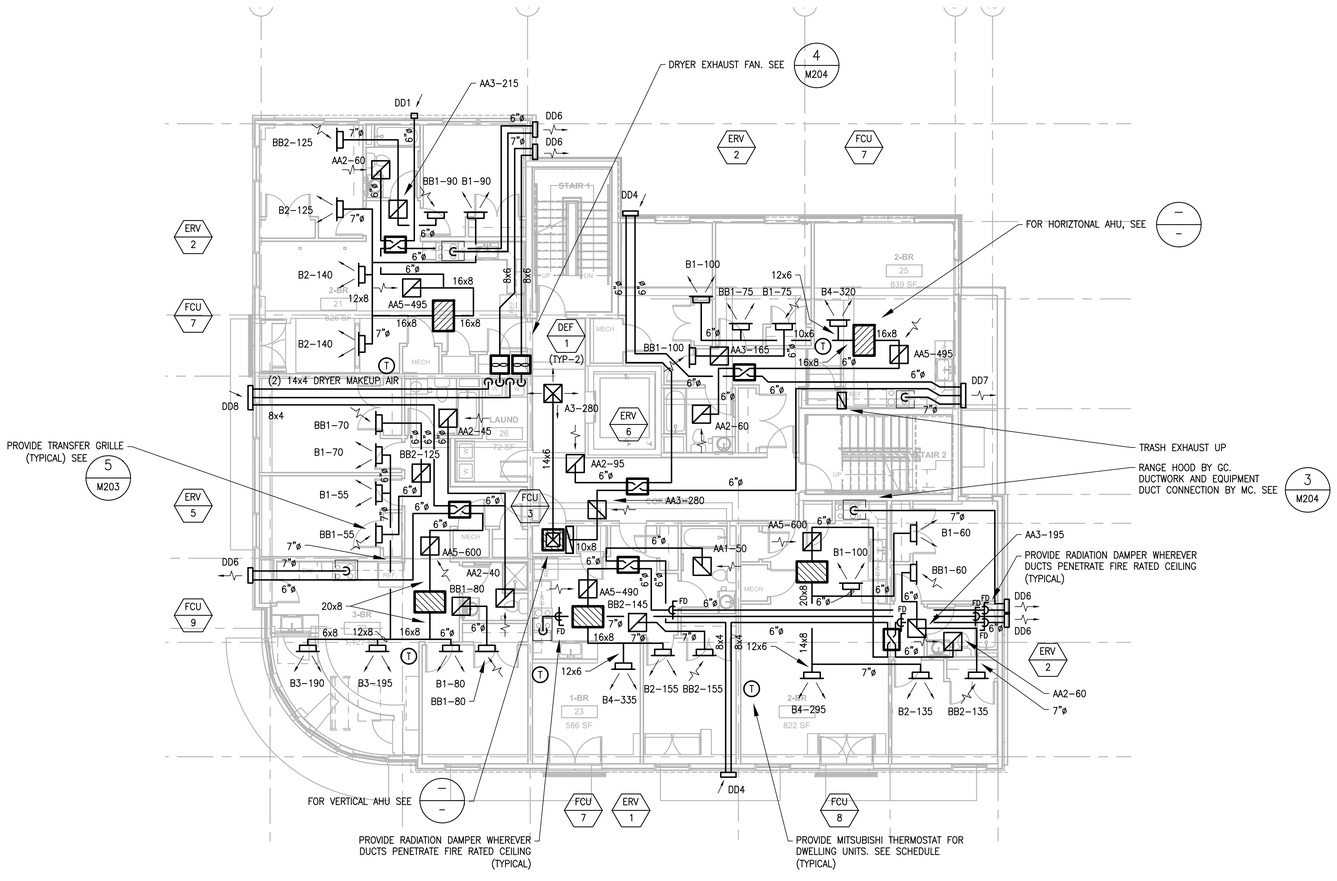
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
FIRST FLOOR MECHANICAL PLAN

Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
M101



1/M102 SECOND FLOOR MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

MECHANICAL NOTES:

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURER'S INSTRUCTIONS.
3. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELDS AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
4. EQUIPMENT, DUCTS AND PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
5. MC TO PROVIDE ALL FIRESTOPPING AND ACOUSTICAL SEALANT REQUIRED.
6. MC TO SUPPLY ACCESS HATCHES. GC TO INSTALL.
7. CONCEAL ALL CONTROL WIRING FOR THERMOSTATS WITHIN WALLS. NO SURFACE MOUNTED RACEWAYS.
8. INSTALL ALL DUCTS AND PIPING ON WARM SIDE OF INSULATION.
9. MC TO SUPPLY AND DUCT EXTERIOR WALL PENETRATIONS. GC TO INSTALL TERMINATION AND PROVIDE WEATHER TIGHT SEAL. COORDINATE WITH GC AND ARCHITECT. MC TO LOCATE WALL TERMINATIONS PER ARCHITECTURAL ELEVATIONS.
10. MC TO PROVIDE COORDINATION DRAWINGS. ALL REQUIRED PENETRATIONS OF STRUCTURAL FLOOR FRAMING MUST BE IDENTIFIED ON DRAWINGS, NO FIELD MODIFICATIONS OR PENETRATIONS OF FLOOR FRAMING IS PERMITTED.
11. WHERE DUCTS RUN PERPENDICULAR TO JOISTS, BUT WITHIN DEPTH OF JOIST, DUCT RUNS MAY REQUIRE MULTIPLE SHORT LENGTHS OF DUCT SIZED TO FIT BETWEEN JOISTS AND ASSEMBLED IN PLACE. DUCTS SHALL BE RIGID SHEET-METAL CONSTRUCTED IN CONFORMANCE WITH SMACNA REQUIREMENTS AND JOINTS SHALL BE SEALED.
12. UNDERCUT ALL DOORS CALLED OUT ON PLAN A MINIMUM OF 3/4". IN DWELLING UNITS, UNDERCUT ALL BATHROOM AND BEDROOM DOORS BY A MINIMUM OF 3/4" MINIMUM.
13. ALL EXHAUST TERMINATIONS SHALL BE LOCATED A MINIMUM OF 3'-0" FROM OPERABLE BUILDING OPENINGS.
14. MC TO PROVIDE 1" FIRE RATED DUCT WRAP ON ALL RANGE HOOD EXHAUST DUCTS AND DRYER EXHAUST DUCTS WHERE DUCTS ARE LOCATED ABOVE THE FIRE RATED CEILING MEMBRANE.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

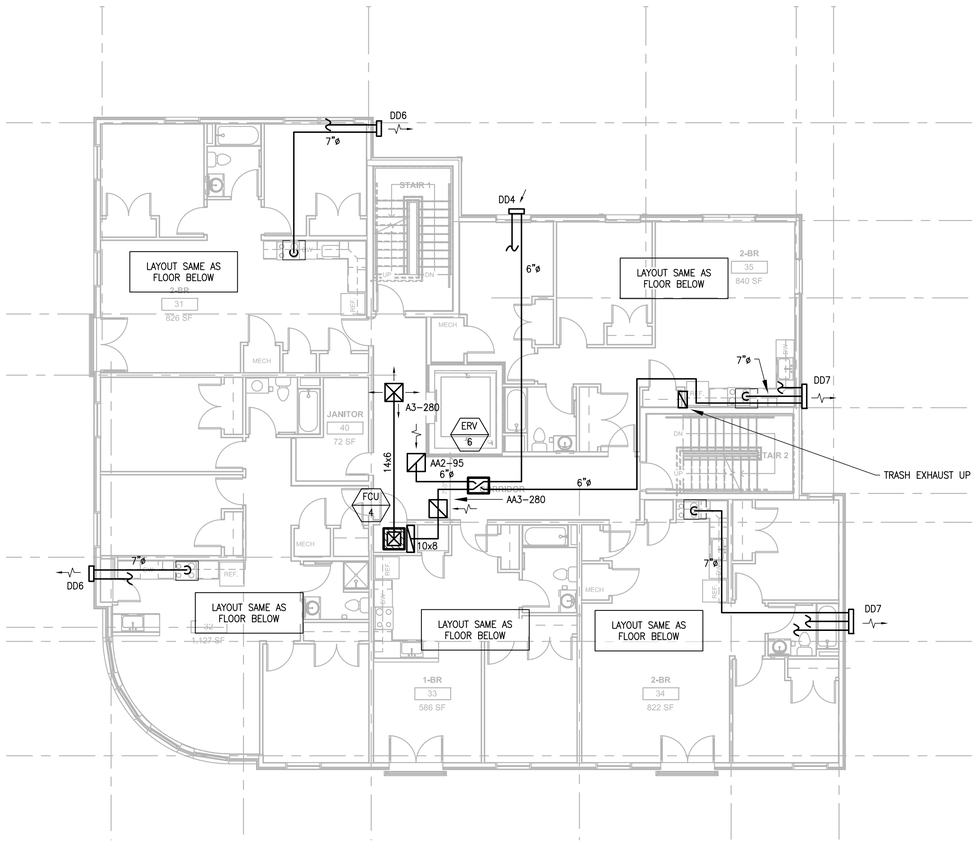
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
SECOND FLOOR MECHANICAL PLAN

Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
M102



1 M103 THIRD FLOOR MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

MECHANICAL NOTES:

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURER'S INSTRUCTIONS.
3. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELDS AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
4. EQUIPMENT, DUCTS AND PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
5. MC TO PROVIDE ALL FIRESTOPPING AND ACOUSTICAL SEALANT REQUIRED.
6. MC TO SUPPLY ACCESS HATCHES. GC TO INSTALL.
7. CONCEAL ALL CONTROL WIRING FOR THERMOSTATS WITHIN WALLS. NO SURFACE MOUNTED RACEWAYS.
8. INSTALL ALL DUCTS AND PIPING ON WARM SIDE OF INSULATION.
9. MC TO SUPPLY AND DUCT EXTERIOR WALL PENETRATIONS. GC TO INSTALL TERMINATION AND PROVIDE WEATHER TIGHT SEAL. COORDINATE WITH GC AND ARCHITECT. MC TO LOCATE WALL TERMINATIONS PER ARCHITECTURAL ELEVATIONS.
10. MC TO PROVIDE COORDINATION DRAWINGS. ALL REQUIRED PENETRATIONS OF STRUCTURAL FLOOR FRAMING MUST BE IDENTIFIED ON DRAWINGS, NO FIELD MODIFICATIONS OR PENETRATIONS OF FLOOR FRAMING IS PERMITTED.
11. WHERE DUCTS RUN PERPENDICULAR TO JOISTS, BUT WITHIN DEPTH OF JOIST, DUCT RUNS MAY REQUIRE MULTIPLE SHORT LENGTHS OF DUCT SIZED TO FIT BETWEEN JOISTS AND ASSEMBLED IN PLACE. DUCTS SHALL BE RIGID SHEET-METAL CONSTRUCTED IN CONFORMANCE WITH SMACNA REQUIREMENTS AND JOINTS SHALL BE SEALED.
12. UNDERCUT ALL DOORS CALLED OUT ON PLAN A MINIMUM OF 3/4". IN DWELLING UNITS, UNDERCUT ALL BATHROOM AND BEDROOM DOORS BY A MINIMUM OF 3/4" MINIMUM.
13. ALL EXHAUST TERMINATIONS SHALL BE LOCATED A MINIMUM OF 3'-0" FROM OPERABLE BUILDING OPENINGS.
14. MC TO PROVIDE 1" FIRE RATED DUCT WRAP ON ALL RANGE HOOD EXHAUST DUCTS AND DRYER EXHAUST DUCTS WHERE DUCTS ARE LOCATED ABOVE THE FIRE RATED CEILING MEMBRANE.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

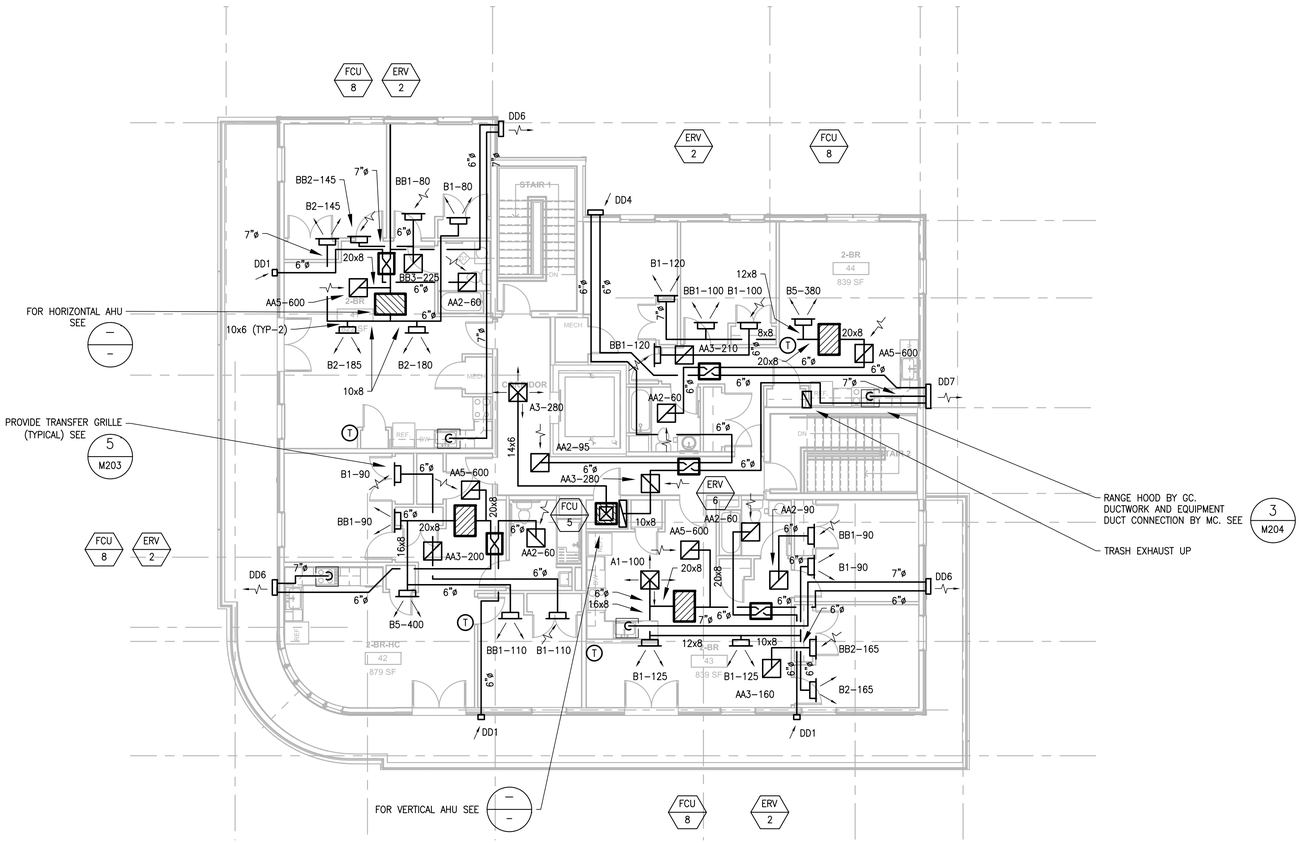
DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
THIRD FLOOR MECHANICAL PLAN

Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019
Drawing No.	M103



1 M104 FOURTH FLOOR MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

MECHANICAL NOTES:

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURER'S INSTRUCTIONS.
3. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELDS AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
4. EQUIPMENT, DUCTS AND PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
5. MC TO PROVIDE ALL FIRESTOPPING AND ACOUSTICAL SEALANT REQUIRED.
6. MC TO SUPPLY ACCESS HATCHES. GC TO INSTALL.
7. CONCEAL ALL CONTROL WIRING FOR THERMOSTATS WITHIN WALLS. NO SURFACE MOUNTED RACEWAYS.
8. INSTALL ALL DUCTS AND PIPING ON WARM SIDE OF INSULATION.
9. MC TO SUPPLY AND DUCT EXTERIOR WALL PENETRATIONS. GC TO INSTALL TERMINATION AND PROVIDE WEATHER TIGHT SEAL. COORDINATE WITH GC AND ARCHITECT. MC TO LOCATE WALL TERMINATIONS PER ARCHITECTURAL ELEVATIONS.
10. MC TO PROVIDE COORDINATION DRAWINGS. ALL REQUIRED PENETRATIONS OF STRUCTURAL FLOOR FRAMING MUST BE IDENTIFIED ON DRAWINGS, NO FIELD MODIFICATIONS OR PENETRATIONS OF FLOOR FRAMING IS PERMITTED.
11. WHERE DUCTS RUN PERPENDICULAR TO JOISTS, BUT WITHIN DEPTH OF JOIST, DUCT RUNS MAY REQUIRE MULTIPLE SHORT LENGTHS OF DUCT SIZED TO FIT BETWEEN JOISTS AND ASSEMBLED IN PLACE. DUCTS SHALL BE RIGID SHEET-METAL CONSTRUCTED IN CONFORMANCE WITH SMACNA REQUIREMENTS AND JOINTS SHALL BE SEALED.
12. UNDERCUT ALL DOORS CALLED OUT ON PLAN A MINIMUM OF 3/4". IN DWELLING UNITS, UNDERCUT ALL BATHROOM AND BEDROOM DOORS BY A MINIMUM OF 3/4" MINIMUM.
13. ALL EXHAUST TERMINATIONS SHALL BE LOCATED A MINIMUM OF 3'-0" FROM OPERABLE BUILDING OPENINGS.
14. MC TO PROVIDE 1" FIRE RATED DUCT WRAP ON ALL RANGE HOOD EXHAUST DUCTS AND DRYER EXHAUST DUCTS WHERE DUCTS ARE LOCATED ABOVE THE FIRE RATED CEILING MEMBRANE.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

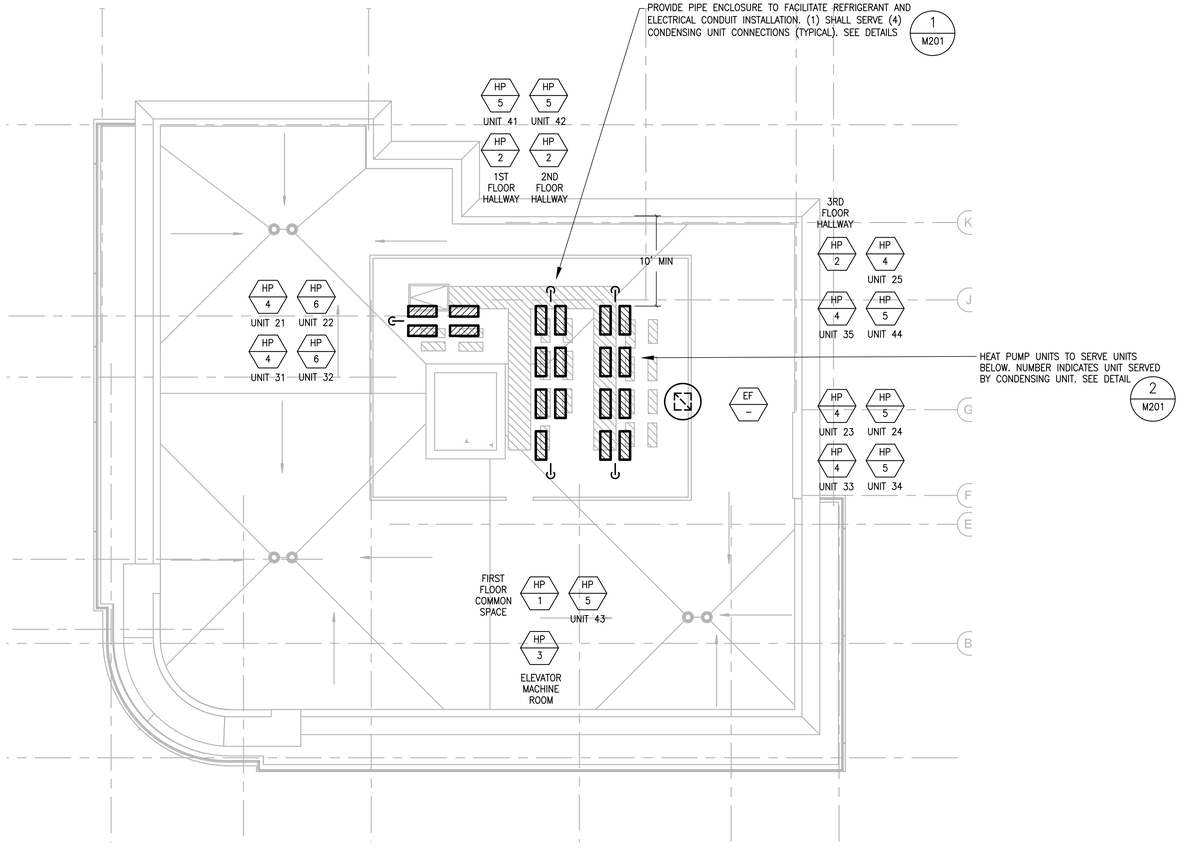
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
FOURTH FLOOR
MECHANICAL PLAN

Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
M104



1 M105 ROOF MECHANICAL PLAN

SCALE: 1/8" = 1'-0"

MECHANICAL NOTES:

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURER'S INSTRUCTIONS.
3. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELDS AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
4. EQUIPMENT, DUCTS AND PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
5. MC TO PROVIDE ALL FIRESTOPPING AND ACOUSTICAL SEALANT REQUIRED.
6. MC TO SUPPLY ACCESS HATCHES. GC TO INSTALL.
7. CONCEAL ALL CONTROL WIRING FOR THERMOSTATS WITHIN WALLS. NO SURFACE MOUNTED RACEWAYS.
8. INSTALL ALL DUCTS AND PIPING ON WARM SIDE OF INSULATION.
9. MC TO SUPPLY AND DUCT EXTERIOR WALL PENETRATIONS. GC TO INSTALL TERMINATION AND PROVIDE WEATHER TIGHT SEAL. COORDINATE WITH GC AND ARCHITECT. MC TO LOCATE WALL TERMINATIONS PER ARCHITECTURAL ELEVATIONS.
10. MC TO PROVIDE COORDINATION DRAWINGS. ALL REQUIRED PENETRATIONS OF STRUCTURAL FLOOR FRAMING MUST BE IDENTIFIED ON DRAWINGS, NO FIELD MODIFICATIONS OR PENETRATIONS OF FLOOR FRAMING IS PERMITTED.
11. WHERE DUCTS RUN PERPENDICULAR TO JOISTS, BUT WITHIN DEPTH OF JOIST, DUCT RUNS MAY REQUIRE MULTIPLE SHORT LENGTHS OF DUCT SIZED TO FIT BETWEEN JOISTS AND ASSEMBLED IN PLACE. DUCTS SHALL BE RIGID SHEET-METAL CONSTRUCTED IN CONFORMANCE WITH SMACNA REQUIREMENTS AND JOINTS SHALL BE SEALED.
12. UNDERCUT ALL DOORS CALLED OUT ON PLAN A MINIMUM OF 3/4". IN DWELLING UNITS, UNDERCUT ALL BATHROOM AND BEDROOM DOORS BY A MINIMUM OF 3/4" MINIMUM.
13. ALL EXHAUST TERMINATIONS SHALL BE LOCATED A MINIMUM OF 3'-0" FROM OPERABLE BUILDING OPENINGS.
14. MC TO PROVIDE 1" FIRE RATED DUCT WRAP ON ALL RANGE HOOD EXHAUST DUCTS AND DRYER EXHAUST DUCTS WHERE DUCTS ARE LOCATED ABOVE THE FIRE RATED CEILING MEMBRANE.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

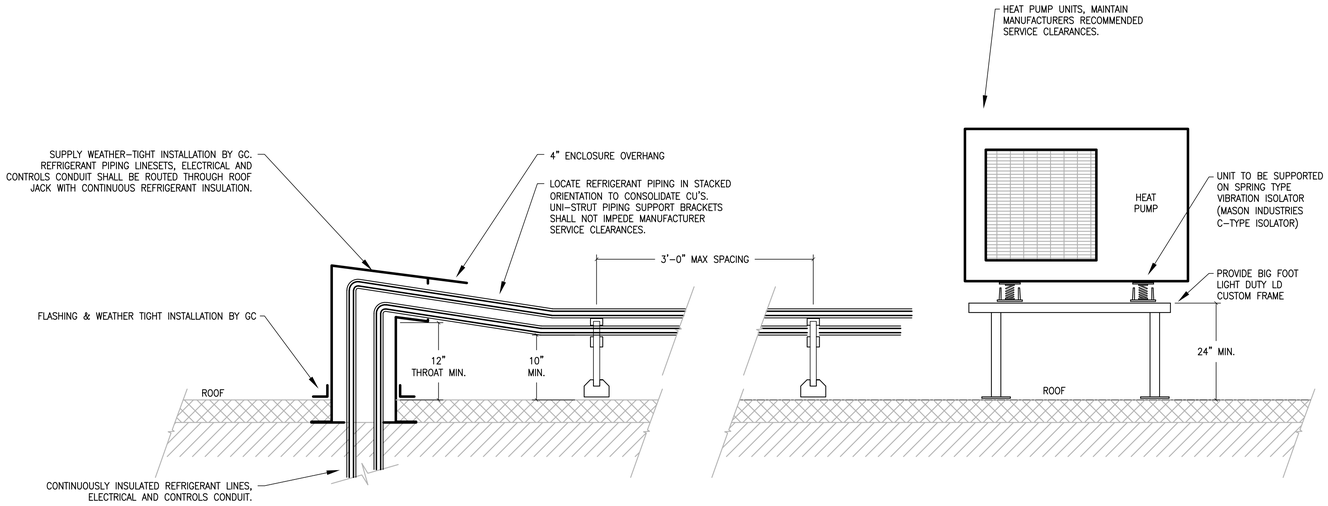
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
ROOF
MECHANICAL PLAN

Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
M105



NOTES:

1. COORDINATE PIPING GOOSENECK INSTALLATION CLOSELY WITH ROOFING CONTRACTOR, GC & EC FOR A CLEAN COORDINATED SYSTEM INSTALLATION.
2. LIQUID AND SUCTION REFRIGERANT LINES SHALL BOTH BE CONTINUOUSLY INSULATED FROM CONDENSING UNIT CONNECTIONS TO DX COIL AT TERMINAL AHU SYSTEM. PROVIDE UV RESISTANT COATING OR COVERING WHERE EXPOSED TO SUNLIGHT.
3. MC TO PROVIDE GC WITH MARKED UP PLAN INDICATING ROOF PENETRATION LOCATIONS. EC & PC TO REVIEW ROOF CURB LOCATIONS TO ENSURE THERE WILL BE NO CONDUIT/PIPING CONFLICTS FOR FINAL INSTALLATION.
4. MC TO SUPPLY MODEL No. 353 ROOF JACK, CONSTRUCTED OF HOT DIPPED GALVANIZED 26 GAUGE SHEET METAL, FOR WEATHER TIGHT INSTALLATION BY GC.
5. GC TO INSTALL ROOF PENETRATION SYSTEM ACCORDING TO MANUFACTURER'S RECOMMENDATION.

1 M201 REFRIGERANT PIPING ROOF PENETRATION

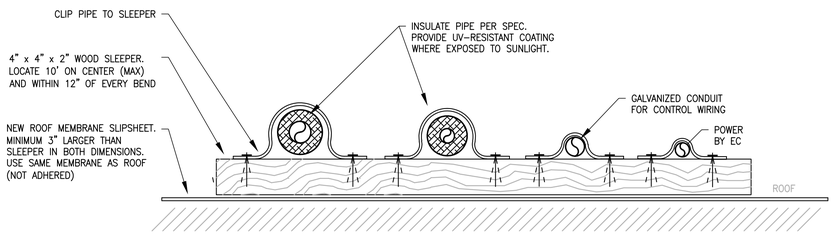
SCALE: NTS

NOTES:

1. PROVIDE VIBRATION ISOLATION FOR EACH HEAT PUMP UNIT ATTACHED TO THE CONDENSING UNIT STAND.
2. CONDENSING UNIT STAND TO BE SELF BALLASTED AND BE ABLE TO WITHSTAND WIND VELOCITIES OF 105 MPH WITHOUT SLIDING OR TIPPING.

2 M201 OUTDOOR HEAT PUMP SUPPORT DETAIL

SCALE: NTS



NOTES:

1. PROVIDE SUPPORT FOR REFRIGERANT PIPING AND CONTROL WIRING.
2. COORDINATE WITH EC TO ACCOMMODATE POWER CONDUIT ON SLEEPER.

3 M201 ROOF MOUNTED REFRIGERANT PIPING DETAIL

SCALE: NTS

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

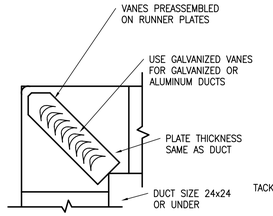
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
MECHANICAL DETAILS

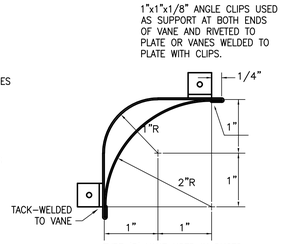
Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
M201

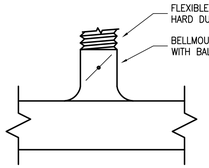
© Copyright 2016 Davis Square Architects, Inc.



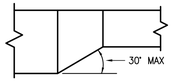
SQUARE ELBOW WITH TYPE "B" DOUBLE-THICKNESS VANES



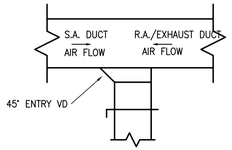
TYPE 'B' VANE USED IN DUCTS 24x24 OR LESS. SAME GAUGE THICKNESS AS DUCT.



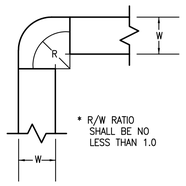
LOW PRESSURE TAKE-OFF



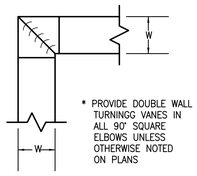
TRANSITION



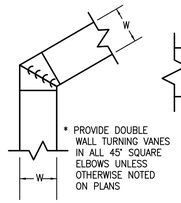
SIDE BRANCH TAKE-OFF
(</= 25% FLOW IN BRANCH)



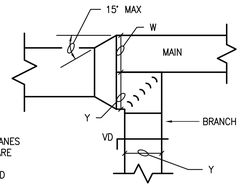
SMOOTH RADIUS ELBOW



SQUARE 90° ELBOW



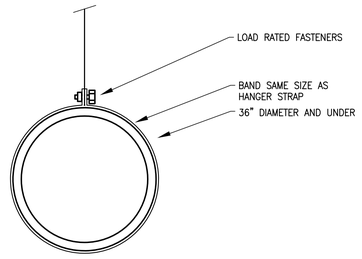
SQUARE 45° ELBOW

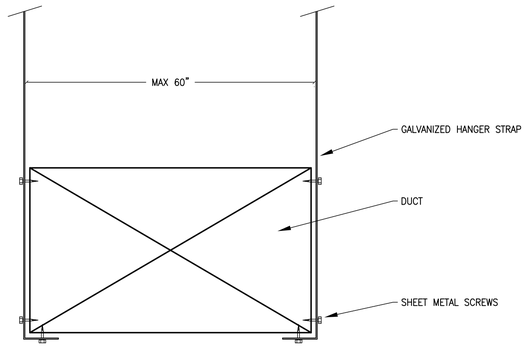


RECTANGULAR BRANCH TAKE-OFF
(> 25 % FLOW IN BRANCH)

LOW VELOCITY DUCT DETAILS

M202 SCALE: NTS





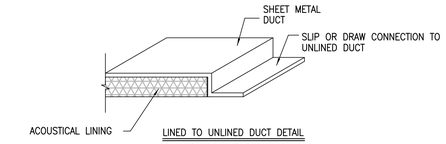
HANGER STRAPS OR RODS		
MAX. DUCT DIAM.	HANGER	MAX SPACING (FEET)
20"	ONE 1" x 22 GA. STRAP	10
36"	ONE 1" x 18 GA. STRAP	10

NOTES:

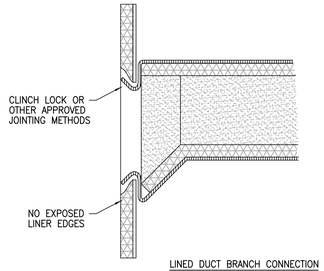
1. SUPPORTS SHALL BE SPACED AND SIZED PER SMACNA.
2. ALL SUPPORTS SHALL BE GALVANIZED STEEL FOR STEEL DUCT. STAINLESS STEEL FOR STAINLESS STEEL DUCT, OR ALUMINUM FOR ALUMINUM DUCT.
3. HANGERS MUST NOT DEFORM DUCT SHAPE.
4. ATTACHMENTS TO STRUCTURE SHALL BE PER SMACNA.

TYPICAL DUCT HANGER SUPPORT DETAIL

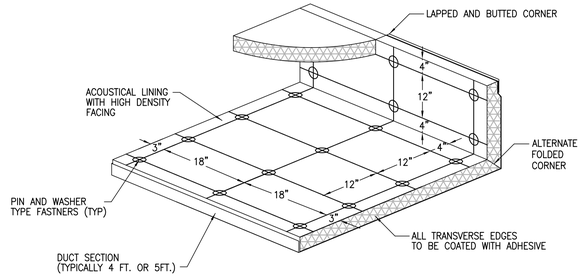
M202 SCALE: NTS



LINED TO UNLINED DUCT DETAIL



LINED DUCT BRANCH CONNECTION



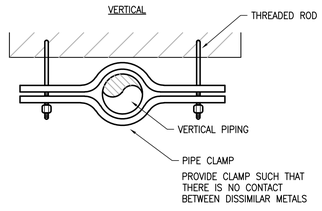
FLEXIBLE DUCT LINER INSTALLATION

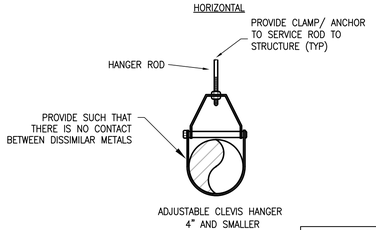
NOTES

1. LINER ADHERED TO THE DUCT WITH 90% MIN. AREA COVERAGE OF ADHESIVE
2. THE VELOCITY RATED SIDE OF LINER MUST FACE THE AIR FLOW.
3. DUCT SIZES SHOWN ON DRAWINGS ARE "INSIDE CLEAR" DIMENSIONS.
4. INDICATED DIMENSIONS ARE MAXIMUM SPACING FOR FASTENERS. ACTUAL INTERVALS ARE APPROXIMATE.
5. ON ALL LEADING EDGES PROVIDE METAL NOSING OR FOLD HIGH DENSITY FACING OVER & SECURE TO DUCT.
6. ALL TRAILING EDGES SHALL BE SEALED WITH MASTIC.

DUCT LINER DETAIL

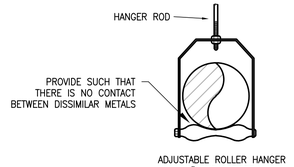
M202 SCALE: NTS





ADJUSTABLE CLEVIS HANGER 4" AND SMALLER

MAXIMUM PIPE SUPPORT SPACING, FEET		
	HORIZ.	VERT.
COPPER PIPE > 1-1/4"	12	10
COPPER PIPE < 1-1/4"	6	10
> 1-1/4" TUBE	10	10
PVC	4	10
STEEL PIPE	10	10
PEX	2 2/3	10



ADJUSTABLE ROLLER HANGER 4" AND LARGER

TYPICAL PIPE HANGER DETAIL

M202 SCALE: NTS

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

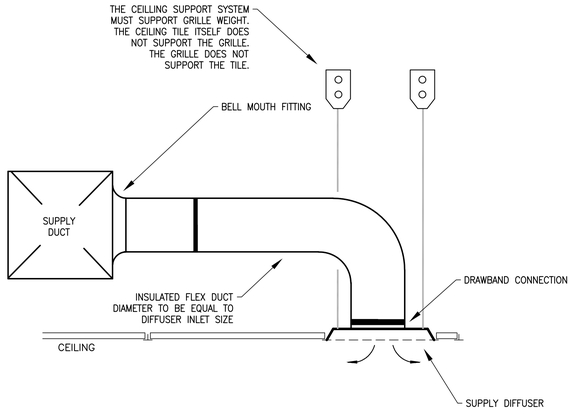
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
MECHANICAL DETAILS

Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
M202

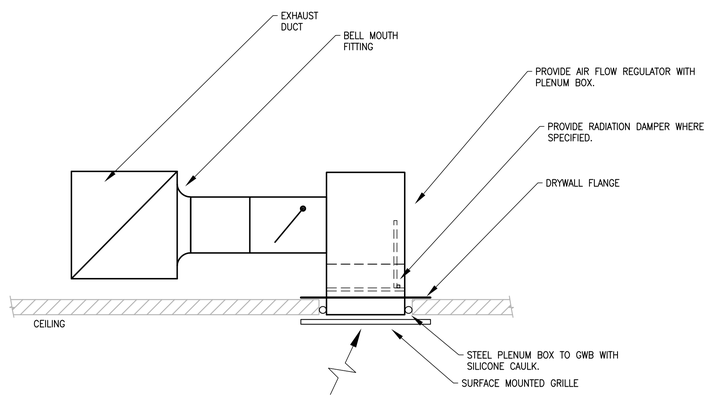


NOTES

1. SEE PLANS, SCHEDULES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS.
2. PROVIDE PROTOTYPE OF INSTALLATION FOR REVIEW BY ENGINEER AND OWNER BEFORE FURTHER INSTALLATIONS.
3. PROVIDE LIQUID SEALANT AT ALL JOINTS.
4. FLEX DUCT NOT TO EXCEED 5'-0".

1 M203 — SUPPLY DIFFUSER DETAIL, AT ACOUSTIC TILE CEILING

SCALE: NTS

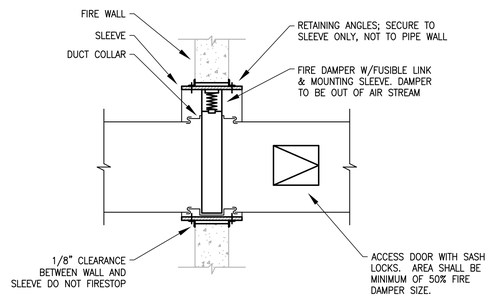


NOTES

1. SEE PLANS, SCHEDULES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS.
2. PROVIDE PROTOTYPE OF INSTALLATION FOR REVIEW BY ENGINEER AND OWNER BEFORE FURTHER INSTALLATIONS.
3. PROVIDE LIQUID SEALANT AT ALL JOINTS.
4. FLEX DUCT NOT ALLOWED.

2 M203 — BATHROOM EXHAUST DUCT DETAIL

SCALE: NTS

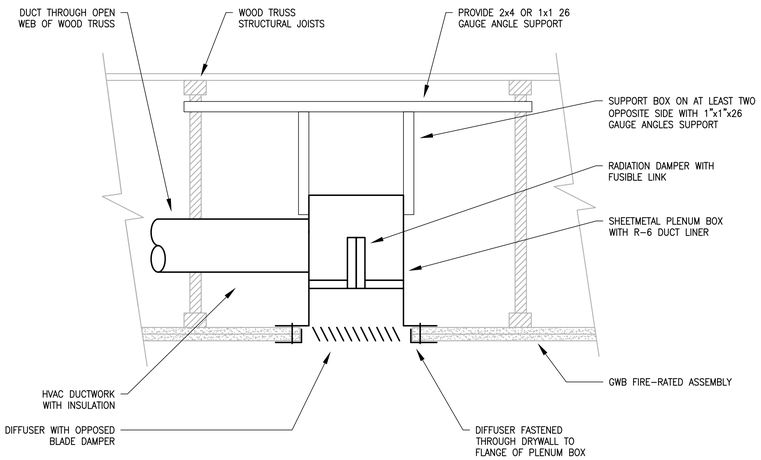


NOTES:

1. SEE SPECIFICATIONS FOR TYPE OF CONNECTION TO DUCT, SLEEVE, AND DAMPER GAUGE AS WELL AS DAMPER DETAILS
2. COORDINATE INSTALLATION OF SYSTEMS WITH ARCHITECTS, GC, AND PC. SEE ARCHITECTURAL DRAWINGS FOR CHASE LOCATIONS, DIMENSIONS, AND FOR SPACE ABOVE CEILINGS AVAILABLE FOR INSTALLATION OF SMOKE AND FIRE DAMPERS AND OTHER COMPONENTS OF MECHANICAL SYSTEMS.
3. MOCK-UP REQUIRED: INSTALL ONE FIRE DAMPER INCLUDING 5 FEET OF DUCT ON EITHER SIDE OF DAMPER, S-JOINTS AND RETAINING ANGLES. INSTALLATION SHALL BE REVIEWED BY ARCHITECT AND ENGINEER PRIOR TO INSTALLATION OF ADDITIONAL DAMPERS.

3 M203 — FIRE DAMPER @ WALL

SCALE: NTS

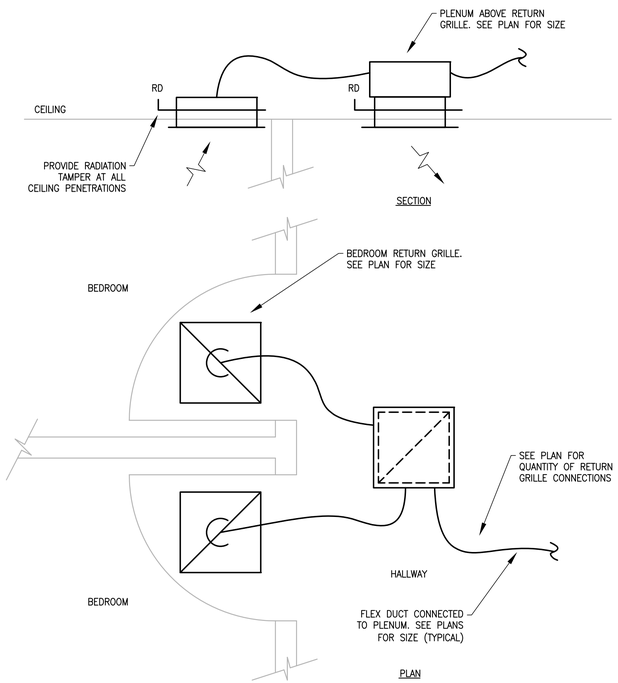


NOTE:

1. RADIATION DAMPER SHALL BE UL LISTED FOR USE WITH STEEL TRUSS CONSTRUCTION.

4 M203 — DIFFUSER WITH RADIATION DAMPER AND PLENUM BOX

SCALE: NTS



5 M203 — TRANSFER GRILLE

SCALE: N.T.S.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

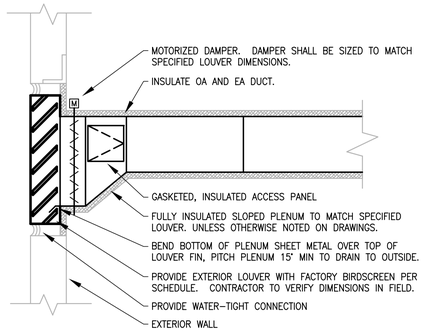
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
MECHANICAL DETAILS

Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

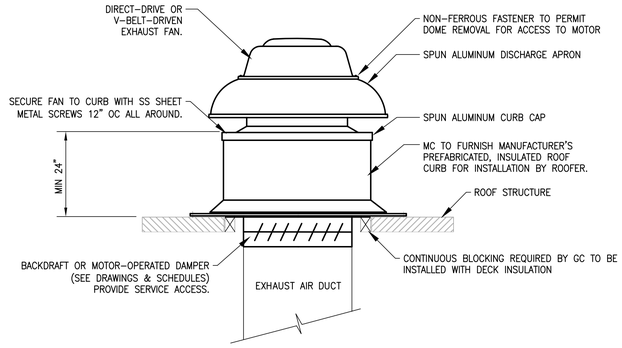
Drawing No.
M203



NOTES:

1. INSULATE ALL PLENUMS. FOR EA DUCT, END INSULATION 5'-0" MIN FROM BUILDING WALL.
2. INSULATE ALL UNUSED AREAS OF LOUVER AND/OR PLENUM WITH 2" INSULATING BOARD.

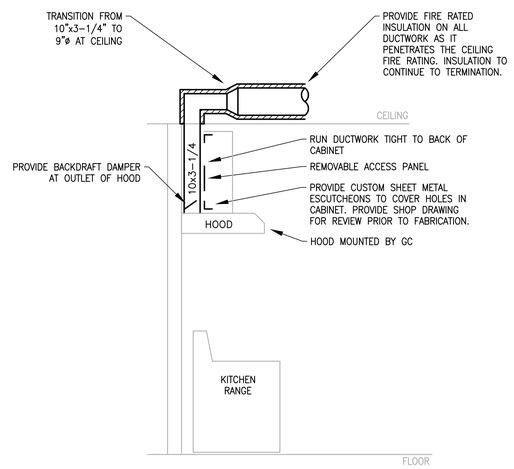
1 / M204 OUTSIDE AIR INTAKE & EXHAUST PLENUM DETAIL
SCALE: NTS



NOTE:

1. CURB SIZE TO BE DETERMINED FROM APPROVED SHOP DRAWINGS OF FANS SELECTED.
2. GC & ROOFER TO PROVIDE WATERTIGHT SEAL.

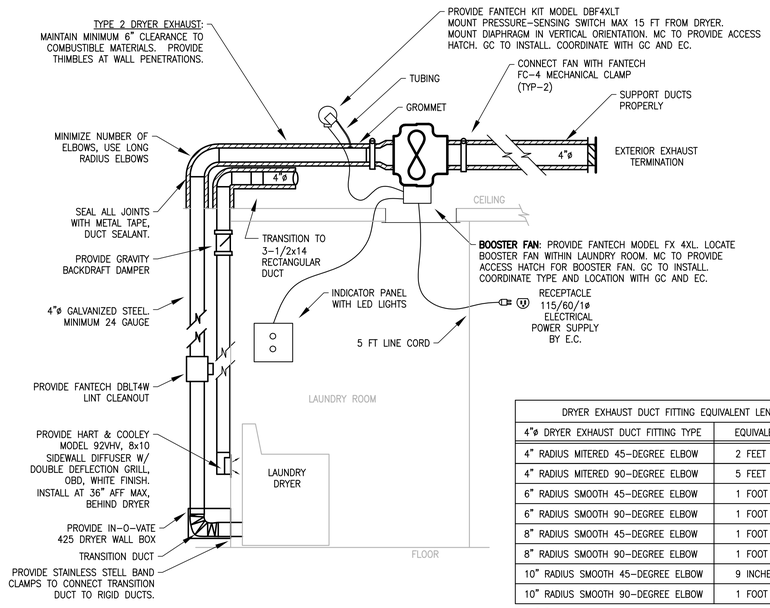
2 / M204 EXHAUST FAN
SCALE: NTS



NOTES:

1. SEAL ALL DUCTWORK WITH LIQUID SEALANT.
2. ESCUTCHEONS SHALL BE SHOP BUILT AND SHALL HAVE HEMMED EDGES AND FINISHED APPEARANCE. NO FIELD FABRICATED ESCUTCHEON WILL BE ACCEPTED.
3. HOLES IN UPPER CABINETS SHALL BE CUT BY A SKILLED FINISHED CARPENTER. HOLES SHALL BE CLEAN AND SQUARE AND PROPERLY LOCATED TO ALLOW FOR INSTALLATION OF DUCTWORK.

3 / M204 RANGE HOOD DUCT INSTALLATION DETAIL
SCALE: NTS



DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH	
4"ø DRYER EXHAUST DUCT FITTING TYPE	EQUIVALENT LENGTH
4" RADIUS MITERED 45-DEGREE ELBOW	2 FEET 6 INCHES
4" RADIUS MITERED 90-DEGREE ELBOW	5 FEET
6" RADIUS SMOOTH 45-DEGREE ELBOW	1 FOOT
6" RADIUS SMOOTH 90-DEGREE ELBOW	1 FOOT 9 INCHES
8" RADIUS SMOOTH 45-DEGREE ELBOW	1 FOOT
8" RADIUS SMOOTH 90-DEGREE ELBOW	1 FOOT 7 INCHES
10" RADIUS SMOOTH 45-DEGREE ELBOW	9 INCHES
10" RADIUS SMOOTH 90-DEGREE ELBOW	1 FOOT 6 INCHES

[1] FROM 2009 IMC TABLE 504.6.4.1

NOTES:

1. WHERE SPECIFIED ON PLANS INSTALL BOOSTER FAN, PRESSURE SWITCH, AND LINT CLEANOUT PER MANUFACTURER'S INSTRUCTIONS.
2. WHERE SPECIFIED ON PLANS PROVIDE MAKEUP AIR DUCTWORK AND TERMINATIONS.
3. LONG LENGTH CLOTHES DRYERS TO BE SUPPLIED FOR INSTALLATION.
4. NO FLEXIBLE DUCT PERMITTED.
5. NO SCREWS OR FASTENERS THAT PENETRATE INTO THE INTERIOR OF THE EXHAUST DUCT.
6. TRANSITION DUCT FROM DRYER CONNECTION TO DUCT AT WALL BOX SHALL BE UL 2158A LISTED AND NO GREATER THAN 8-FEET IN LENGTH.
7. MANAGEMENT MUST PROVIDE INSPECTION OF ALL DUCTS AND EXTERIOR TERMINATIONS TWICE PER YEAR AND DOCUMENT DATE AND FINDINGS.
8. DUCTWORK SHALL BE ORIENTED SUCH THAT MALE END IS ORIENTED IN THE DIRECTION OF FLOW.
9. PROVIDE PERMANENT, ENGRAVED PHENOLIC PLACARD MOUNTED ABOVE WALL BOX. PLACARD SHALL READ AS FOLLOWS:

   WARNING:
   THIS EXHAUST DUCT SYSTEM IS XX EQUIVALENT FEET IN LENGTH. VERIFY APPLIANCE MAXIMUM EXHAUST LENGTH PRIOR TO INSTALLATION

6. DUCTWORK SHALL BE ORIENTED SUCH THAT MALE END IS ORIENTED IN THE DIRECTION OF FLOW.
7. SUPPORT DUCT AT INTERVALS OF 4 FEET MAX.
8. IF DRYER IS NOT PRESENT AT SUBSTANTIAL COMPLETION, PROVIDE TEMPORARY CAP ON DUCTWORK.
9. PROVIDE PROTECTIVE SHIELD PLATES WHERE NAILS AND SCREWS FROM FINISH WORK MAY PENETRATE DUCTS. (SHIELDS TO BE A MINIMUM OF 0.062" THICK).

4 / M204 TYPE 2 CLOTHES DRYER EXHAUST DUCT DETAIL
SCALE: NTS

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
MECHANICAL DETAILS

Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
M204

ELECTRICAL LEGEND

POWER LEGEND

- PANEL BOARD
- JUNCTION BOX
- JUNCTION BOX WITH EQUIPMENT CONNECTION
- JUNCTION BOX WITH CONNECTION TO RANGE HOOD FAN–LIGHT
- MOTOR WITH THERMAL OVERLOAD MOUNTED ADJACENT TO MOTOR
- SPECIAL PURPOSE RECEPTACLE
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE BOTTOM SWITCHED
- DUPLEX RECEPTACLE ABOVE COUNTER
- DOUBLE DUPLEX RECEPTACLE (QUADPLEX)
- WEATHERPROOF DUPLEX RECEPTACLE WITH GROUND FAULT PROTECTION
- GROUND FAULT RECEPTACLE
- GROUND FAULT RECEPTACLE ABOVE COUNTER
- GFI RECEPTACLE UNDERCOUNTER FOR DISPOSAL
- GFI RECEPTACLE FOR DISHWASHER
- RECEPTACLE IN CABINET FOR MICROWAVE
- FLOOR–MOUNTED DUPLEX RECEPTACLE (FLUSH)
- FLOOR–MOUNTED DOUBLE DUPLEX RECEPTACLE (FLUSH)
- FIXED MULTI–OUTLET ASSEMBLY
- DISCONNECT SWITCH. 60 AMP DISCONNECT WITH 40 AMP FUSE.
- MAGNETIC STARTER
- MOTOR (NUMERAL DENOTED HORSEPOWER).
- GENERATOR
- CIRCUIT BREAKER
- HOMERUN. ARROWS DENOTE THE NUMBER OF CIRCUITS AND SLASH MARKS DENOTE THE NUMBER OF #12 CURRENT–CARRYING CONDUCTORS (PLUS GROUND) IN 3/4" CONDUIT RACEWAY OR CABLE ASSEMBLY. NO SLASHES INDICATES (2)#12 AWG, (1)#12 AWG GROUND IN 3/4" CONDUIT.
- CONDUIT OR CABLE ASSEMBLY TURNING UP.
- CONDUIT OR CABLE ASSEMBLY TURNING DOWN.
- RACEWAY OR CABLE ASSEMBLY INSTALLED CONCEALED.
- RACEWAY INSTALLED EXPOSED.

LIGHTING LEGEND

- LIGHTING FIXTURE. "A" DENOTES LIGHTING FIXTURE TYPE PER SCHEDULE. "b" SUBSCRIPT DENOTES SWITCH CONTROL. "12" NUMERAL INDICATES CIRCUIT NUMBER.
- LIGHTING FIXTURE WITH EMERGENCY POWER
- SURFACE OR PENDENT MOUNTED DOWNLIGHT
- WALL MOUNTED LIGHTING FIXTURE
- WALL MOUNTED EXIT SIGN
- EXIT SIGN
- RECESSED DOWNLIGHT
- EMERGENCY BATTERY WITH DOUBLE HEAD LIGHTING FIXTURE
- TRACKING LIGHTING SYSTEM WITH LIGHTING FIXTURE
- EMERGENCY CALL SYSTEM DOME LIGHT
- EMERGENCY CALL SYSTEM PULL STATION
- EMERGENCY CALL ANNUNCIATOR PANEL
- ACCESS CONTROL SYSTEM CARD READER

ABBREVIATIONS

AC	ALTERNATING CURRENT
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
CMU	CONCRETE MASONRY UNIT
DC	DIRECT CURRENT
DDC	DIRECT DIGITAL CONTROL
DHW	DOMESTIC HOT WATER
(E)	EXISTING EQUIPMENT, RETAIN RACEWAYS, JUNCTION BOXES, AND BRANCH CIRCUIT WIRING.
EC	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
EMS	ENERGY MANAGEMENT SYSTEM
ETR	EXISTING TO REMAIN
FC	FAN COIL
FPC	FIRE PROTECTION CONTRACTOR
FT	FEET
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
IFP	INTELLIGENT FIELD PANEL
MDP	MAIN DISTRIBUTION PANEL
MLO	MAIN LUG PANEL
MAU	MAKEUP AIR UNIT
MC	MECHANICAL CONTRACTOR
NTS	NOT TO SCALE
OH	OVERHEAD
PC	PLUMBING CONTRACTOR
PROVIDE	SUPPLY AND INSTALL
RTU	ROOF TOP UNIT
SA	SURGE ARRESTOR
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
TYP	TYPICAL
UG	UNDERGROUND
UH	UNIT HEATER
UOS	UNLESS OTHERWISE SPECIFIED
UV	UNIT VENTILATOR
VFD	VARIABLE FREQUENCY DRIVE
WP	WEATHER PROOF

- CONNECT TO EXISTING
- THERMOSTAT
- VOLTAGE TRANSFORMER (120V/24V)
- REVISION TRIANGLE
- CLOSED CIRCUIT SECURITY TV OUTLET
- CABLE TELEVISION OUTLET
- VOICE/DATA OUTLET (1)RJ45 VOICE & (1) RJ45 DATA
- TELEPHONE OUTLET (1) RJ11
- DATA OUTLET (1) RJ45
- CABLE TV TERMINAL CABINET, TELE INTERFACE UNIT, & DATA
- INTERCOM W/ DOOR RELEASE
- INTERCOM W/ VISUAL & DOOR RELEASE
- INTERCOM MASTER
- PUSH BUTTON
- CHIME
- WATER ALARM
- POWER SUPPLY FOR DOOR RELEASE
- ELECTRIC DOOR RELEASE
- DOOR HOLDER
- KEY PAD
- CARD READER
- SINGLE POLE SWITCH MOUNTED 4'–0".
- THREE WAY SWITCH MOUNTED 4'–0".
- FOUR WAY SWITCH MOUNTED 4'–0".
- MOTOR THERMAL SWITCH MOUNTED 4'–0".
- DIMMER SWITCH
- OCCUPANCY SENSOR.WALL MOUNTED WITH INTERGAL SWITCH.
- OCCUPANCY SENSOR WALL MOUNTED WITH TWO (2) INTERGAL SWITCHES.
- GROUND CONNECTION
- LIGHTNING STRIKE AIR TERMINATION
- ELECTRIC METER
- EMERGENCY COMM. CALL BOX
- EMERGENCY COMM. BASE STATION

GENERAL ELECTRICAL NOTES:

1. GENERAL CONDITIONS & SPECIFICATIONS: THE GENERAL CONDITIONS, AND SPECIFICATIONS ARE PART OF THIS WORK. IT IS THIS CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND BE FAMILIAR WITH THESE CONDITIONS & SPECIFICATIONS.
2. CODES AND ORDINANCES: INSTALLATION OF THE SYSTEMS SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NATIONAL ELECTRIC CODE, AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES.
3. REQUIREMENTS: OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LICENSES AND CERTIFICATES.
4. DESIGN: EQUIPMENT AND ACCESSORIES NOT SPECIFICALLY DESCRIBED OR IDENTIFIED BY MANUFACTURER'S CATALOG NUMBERS SHALL BE DESIGNED IN CONFORMITY WITH NEC, IEEE, UL OR OTHER APPLICABLE TECHNICAL STANDARDS, AND SHALL HAVE NEAT AND FINISHED APPEARANCE.
5. INSTALLATION: ERECT EQUIPMENT IN NEAT AND WORKMANLIKE MANNER; INSTALL SO THAT CONNECTING AND DISCONNECTING OF EQUIPMENT AND ACCESSORIES CAN BE MADE READILY AND SO THAT ALL PARTS ARE EASILY ACCESSIBLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER AND THE BEST STANDARD PRACTICE FOR THIS TYPE OF WORK.
6. BEST PRACTICE: IT IS NOT INTENDED THAT THE DRAWINGS SHALL SHOW EVERY FITTING, CONNECTION, OR APPLIANCE. THIS CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR NECESSARY TO PROVIDE COMPLETE AND OPERATIONAL SYSTEMS IN ACCORDANCE WITH THE BEST PRACTICE OF THE TRADE.
7. EQUIPMENT LOCATION: THE E.C. SHALL VERIFY THE LOCATIONS AND MOUNTING HEIGHTS OF ALL EQUIPMENT AND SWITCHES, AND THE EXACT ROUTING OF ALL CONDUIT AND WIRING, WITH THE OWNER'S REPRESENTATIVE IN THE FIELD, PRIOR TO COMMENCING ANY WORK. ANY CONFLICTS WITH LOCATIONS, OR PROBLEMS ENCOUNTERED WITH ROUTING, SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
8. MATERIALS: ALL MATERIALS, FIXTURES AND EQUIPMENT SHALL BE NEW WITHOUT IMPERFECTIONS AND SHALL BE DELIVERED, ERECTED, CONNECTED AND FINISHED IN EVERY DETAIL. WHEREVER POSSIBLE, ALL TRIM, ACCESSORIES AND PARTS SHALL BE OF THE SAME MANUFACTURER AS THE RELATED EQUIPMENT AND FIXTURES.
9. GENERAL COORDINATION: EXAMINE ALL DRAWINGS AND OTHER SECTIONS OF THE SPECIFICATIONS FOR REQUIREMENTS WHICH AFFECT THE WORK OF THIS SECTION. COORDINATE WORK WITH THAT OF OTHER TRADES AFFECTING, OR AFFECTED BY, WORK OF THIS SECTION. COOPERATE WITH OTHER TRADES TO ENSURE THE STEADY PROGRESS OF THE WORK.
10. PROTECTION OF EQUIPMENT AND MATERIALS: RESPONSIBILITY FOR CARE AND PROTECTION OF ALL MATERIALS AND ELECTRICAL WORK RESTS WITH THIS CONTRACTOR AT ALL TIMES UNTIL IT HAS BEEN APPROVED.
11. GUARANTEE: ALL NEW COMPONENTS OF THE INSTALLATION SHALL BE GUARANTEED IN WRITING BY THIS CONTRACTOR TO BE FREE FROM DEFECTS OF MANUFACTURE AND INSTALLATION FOR A PERIOD OF ONE YEAR FROM THE DATE OF WRITTEN ACCEPTANCE BY THE ENGINEER. ANY DEFECTS FOUND SHALL BE REPAIRED BY THE ELECTRICAL CONTRACTOR AT THEIR OWN EXPENSE.
12. NOTIFICATION: THE E.C. SHALL NOTIFY THE ENGINEER UPON: (1) COMPLETION OF ALL ROUGH WIRING WORK, BEFORE CLOSURE OF ANY TRENCHES, OPEN WALL CAVITIES OR CHASES. (2) UPON "SUBSTANTIAL COMPLETION" OF ALL SYSTEMS. AFTER "SUBSTANTIAL COMPLETION", THE ENGINEER WILL PREPARE A PUNCH LIST OF ITEMS TO BE CORRECTED. THE E.C. SHALL CORRECT ANY DEFICIENCIES FOUND PROMPTLY, AT HIS/HER OWN EXPENSE.
13. FINAL COMPLETION: THE WORK SHALL NOT BE CONSIDERED COMPLETE UNTIL THE PUNCH LIST IS COMPLETED TO THE SATISFACTION OF THE ENGINEER AND ALL FINAL INSPECTIONS HAVE BEEN COMPLETED.

LIGHTING FIXTURE SCHEDULE [1][2]

DWG ID	DESCRIPTION	MANUFACTURER	MODEL NO.	MOUNTING	VOLTAGE	LAMP WATTS	LUMENS	LUMENS/ WATT	COLOR TEMPERATURE	FIXTURE COLOR	NOTES
A	DU ENTRY	TERON	SHRSL13.0–120GVN30K	SURFACE	120	16	1700	106.3	3000K	GOLD VEIN TRIM	12"ø LED FIXTURE, 80 CRI, FABRIC TRIM
B	DU KITCHEN	TERON	EEL25.0–120V–WLLTW–30K	SURFACE	120	25.0	2165	86.6	3000K	WHITE	14"ø LED FIXTURE, 80 CRI, WHITE ACRYLIC DIFFUSER
C	DU HALL	TERON	SHRSL13.0–120GVN30K	SURFACE	120	16	1700	106.3	3000K	GOLD VEIN TRIM	12"ø LED FIXTURE, 80 CRI, FABRIC TRIM
D	DU DINING	TERON	SHRLL37.5 –120GVN30K	SURFACE	120	37.5	4845	129.2	3000K	GOLD VEIN TRIM	19"ø LED FIXTURE, 80 CRI, FABRIC TRIM
E	DU BATHROOMS	TERON	DC36–23.2–12030KF	SURFACE	120	23.2	3258	140.4	3000K	WHITE / BLACK	36" BATHROOM VANITY LED FIXTURE
F	DU BEDROOMS	TERON	SHRML21.0–120GVN30K	WALL	120	21.0	2110	100.5	3000K	GOLD VEIN TRIM	15"ø LED FIXTURE, 80 CRI, FABRIC TRIM
G	STAIRWELL	LITHONIA	WL30L–EZ1LP830–MSD7–DIM50	WALL	120	28.2	3095	109.8	3000K	WHITE	4' LED WALL FIXTURE, PROVIDE OPTIONAL OCCUPANCY CONTROL, FIXTURES DIM TO 50% DURING STANDBY MODE
H	CORRIDOR	PHILIPS	FRAME: 6RN TRIM: P6R–DL25–830CDZ10U	RECESSED	120	25.0	2500	100.0	3000K	WHITE TRIM	6"ø LED FIXTURE, 80 CRI, PROVIDE TENTMAT 2–HR FIRE RATED LIGHT COVER
J	CORRIDOR	TERON	EE–L21.0–PRF–SM30K	SURFACE	120	21.0	2640	125.7	3000K	WHITE / SILVER	14"ø LED FIXTURE, 80 CRI, WHITE ACRYLIC DIFFUSER, PERFORATED METAL TRIM
K	CLOSET	TERON	FSL13.0–120SM30K	SURFACE	120	13.0	979	75.3	3000K	WHITE / SILVER	11"ø LED FIXTURE, 80 CRI, WHITE ACRYLIC DIFFUSER, METAL TRIM
L	RECYCLE / LAUNDRY	LITHONIA	2AVL430L–MDR–EZ1–LP830	RECESSED	120	47.0	3870	82.3	3000K	WHITE	2'x4' LED FIXTURE, INDIRECT
M	ELEVATOR PIT	CRESCENT / STONECO	VWXL–14W–NWG18	WALL	120	14	1390	99.3	4000K	WHITE	LED VAPOR TIGHT, WALL
N	LAUNDRY	LITHONIA	LBL4400LM–80CRI–30K–MIN10–GZT	SURFACE	120	32.4	4097	126.5	3000K	WHITE	4' LED WRAPAROUND FIXTURE
P	CORRIDOR	PHILIPS	FRAME: 6RN TRIM: P6R–DL25–830CDZ10U	RECESSED	120	25.0	2500	100.0	3000K	WHITE TRIM	6"ø LED FIXTURE, 80 CRI, PROVIDE TENTMAT 2–HR FIRE RATED LIGHT COVER
P1	OVERHANG	PHILIPS	FRAME: 6SN TRIM: P6S–DL35–840CDZ10U	RECESSED	120	25.0	2500	100.0	4000K	WHITE TRIM	6" SQUARE LED FIXTURE, 80 CRI, PROVIDE TENTMAT 2–HR FIRE RATED LIGHT COVER
Q	STORAGE	LITHONIA	CLX–L24–3500LM–SEF–MVOLT–EZ1–30K–80CRI	SURFACE	120	25.8	3518	136.4	3000K	WHITE	24" LED LINEAR STRIP FIXTURE
R	JANITOR / CLOSET	TERON	FSL21.0–120SM30K	SURFACE	120	21.0	2640	125.7	3000K	WHITE / SILVER	14"ø LED FIXTURE, 80 CRI, WHITE ACRYLIC DIFFUSER, METAL TRIM
T	GARAGE	LITHONIA	CLX–L24–3500LM–SEF–MVOLT–EZ1–30K–80CRI	SURFACE	120	25.8	3518	136.4	3000K	WHITE	24" LED LINEAR STRIP FIXTURE
U	STORAGE / TRASH / STAIRWELL	LITHONIA	CLX–L24–3500LM–SEF–MVOLT–EZ1–30K–80CRI	SURFACE	120	25.8	3518	136.4	3000K	WHITE	24" LED LINEAR STRIP FIXTURE
V	EXTERIOR	LITHONIA	WSTLED–P2–30KVFMVOLT–DBLXD	WALL	120	25.0	3237	129.5	3000K	BLACK	LED WALL SCONCE OUTDOOR FIXTURE
V1	EXTERIOR	LITHONIA	WSTLED–P1–30KVFMVOLT–DBLXD	WALL	120	11.0	1529	139.0	3000K	BLACK	LED WALL SCONCE OUTDOOR FIXTURE
W	EXTERIOR ROOF	LITHONIA	TWSLEDP150K120PE	WALL	120	25	1476	59.0	5000K	BRONZE	LED WALL FIXTURE WITH INTEGRAL PHOTOCELL CONTROL
X	PATH OF EGRESS EXIT SIGN	EMERGILITE	WPREM–DN–GW	UNIVERSAL	120	2.5	–	####	–	WHITE / GREEN	LED EXIT FIXTURE, UNIVERSAL SURFACE MOUNT, EMERGENCY BATTERY W/ ADVANCED DIAGNOSTICS
EM	PATH OF EGRESS EM. LIGHTING	EMERGILITE	PRO–2N–SDNA	WALL	120	4	–	####	–	WHITE	LED EMERGENCY LIGHT FIXTURE, BATTERY W/ ADVANCED DIAGNOSTICS.
AA	EXTERIOR	KIM	3SY–ALT3–P35120L–4K120BL	POLE	120	135	15538	115.1	4200K	BLACK	LED FIXTURE, PROVIDE (3) FIXTURES PER LOCATION, PROVIDE NEIGHBOR FRIENDLY OPTICS, PROVIDE 14' ROUND ALUMINUM POLE (HUBBELL HAS)

[1] SEE PLANS AND NOTES FOR FIXTURE QUANTITIES.
[2] PROVIDE REMOTE BATTERY/INVERTER FOR EMERGENCY POWER.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
ELECTRICAL LEGEND & NOTES

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
E001

LOADCENTER LCA: 125A MLO, 24 1-POLE SPACES — 117 BROADWAY

VOLTS 120/208V | PH/WIRE 1/3 | REMARKS FLUSH MOUNT, PLUG-ON BREAKERS | IR 10KAIC | TYP 1 BDRM APTS

CIRC. NO.	KVA	DESCRIPTION	BREAKERS AMPS	POLES	REMARKS
1	1.50	APPLIANCE BRANCH CIRCUITS	20	1	AFCI/GFI
2	1.50	APPLIANCE BRANCH CIRCUITS	20	1	AFCI/GFI
3	0.30	DISPOSAL	15	1	AFCI
4	0.72	RANGE/RANGE HOOD	20	1	AFCI
5	1.50	MICROWAVE	20	1	AFCI
6	0.50	REFRIGERATOR	15	1	AFCI
7	1.30	DISHWASHER	15	1	AFCI
8	1.13	FAN COIL UNIT, FCU-	15	1	AFCI
9,10	3.68	CONDENSING UNIT, CU-	20	2	
11	0.18	COMMUNICATION RECEPTACLE	15	1	AFCI
12	0.30	LIGHTING/FIRE ALARM	15	1	AFCI
13,14	2.30	CLOTHES WASHER	20	2	
15,16	2.80	ELECTRIC CLOTHES DRYER	30	2	
17	0.20	BOILER/DHW HEATER	15	1	
18	0.72	LIVING ROOM	20	1	AFCI
19	0.90	BEDROOM 1	20	1	AFCI
20	0.18	BATHROOM 1 RECEPTACLE	20	1	GFI
21					
22		SPARE	20	1	AFCI
23		SPARE	20	1	AFCI
24					
TOTAL KVA	19.71			22	

LOADCENTER LCB: 125A MLO, 24 1-POLE SPACES — 117 BROADWAY

VOLTS 120/208V | PH/WIRE 1/3 | REMARKS FLUSH MOUNT, PLUG-ON BREAKERS | IR 10KAIC | TYP. 2 BDRM APTS

CIRC. NO.	KVA	DESCRIPTION	BREAKERS AMPS	POLES	REMARKS
1	1.50	APPLIANCE BRANCH CIRCUITS	20	1	AFCI/GFI
2	1.50	APPLIANCE BRANCH CIRCUITS	20	1	AFCI/GFI
3	0.30	DISPOSAL	15	1	AFCI
4	0.72	RANGE/RANGE HOOD	20	1	AFCI
5	1.50	MICROWAVE	20	1	AFCI
6	0.50	REFRIGERATOR	15	1	AFCI
7	1.30	DISHWASHER	15	1	AFCI
8	1.13	FAN COIL UNIT, FCU-	15	1	AFCI
9,10	3.68	CONDENSING UNIT, CU-	20	2	
11	0.18	COMMUNICATION RECEPTACLE	15	1	AFCI
12	0.30	LIGHTING/FIRE ALARM	15	1	AFCI
13,14	2.30	CLOTHES WASHER	20	2	
15,16	2.80	ELECTRIC CLOTHES DRYER	30	2	
17	0.20	BOILER/DHW HEATER	15	1	
18	0.72	LIVING ROOM	20	1	AFCI
19	0.90	BEDROOM 1	20	1	AFCI
20	0.18	BATHROOM 1 RECEPTACLE	20	1	GFI
21	0.18	BATHROOM 2 RECEPTACLE (WHERE APPLICAB	20	1	GFI
22	0.18	BATHROOM 3 RECEPTACLE (WHERE APPLICAB	20	1	GFI
23		SPARE	20	1	AFCI
24		SPARE	20	1	AFCI
TOTAL KVA	20.07			24	

LOADCENTER LCC: 125A MLO, 24 1-POLE SPACES — 117 BROADWAY

VOLTS 120/208V | PH/WIRE 1/3 | REMARKS FLUSH MOUNT, PLUG-ON BREAKERS | IR 10KAIC | TYP. 3 BDRM APTS

CIRC. NO.	KVA	DESCRIPTION	BREAKERS AMPS	POLES	REMARKS
1	1.50	APPLIANCE BRANCH CIRCUITS	20	1	AFCI/GFI
2	1.50	APPLIANCE BRANCH CIRCUITS	20	1	AFCI/GFI
3	0.30	DISPOSAL	15	1	AFCI
4	0.72	RANGE/RANGE HOOD	20	1	AFCI
5	1.50	MICROWAVE	20	1	AFCI
6	0.50	REFRIGERATOR	15	1	AFCI
7	1.30	DISHWASHER	15	1	AFCI
8	1.13	FAN COIL UNIT, FCU-	15	1	AFCI
9,10	3.68	CONDENSING UNIT, CU-	20	2	
11	0.18	COMMUNICATION RECEPTACLE	15	1	AFCI
12	0.30	LIGHTING/FIRE ALARM	15	1	AFCI
13,14	2.30	CLOTHES WASHER	20	2	
15,16	2.80	ELECTRIC CLOTHES DRYER	30	2	
17	0.20	BOILER/DHW HEATER	15	1	
18	0.72	LIVING ROOM	20	1	AFCI
19	0.90	BEDROOM 1	20	1	AFCI
20	0.90	BEDROOM 2	20	1	GFI
21	0.90	BEDROOM 3	20	1	GFI
22	0.18	BATHROOM 1 RECEPTACLE			
23	0.18	BATHROOM 2 RECEPTACLE (WHERE APPLICABLE)			
24		SPARE	20	1	AFCI
TOTAL KVA	21.69			22	

PANELBOARD MDP: 400A MB, 42 SPACE — 117 BROADWAY

VOLTS 120/208V | PH/WIRE 3/4 | REMARKS COPPER BUS, SURFACE MOUNT, BOLT ON BRE | IR 65 KAIC | COMMON

CIRC. NO.	KVA	DESCRIPTION	BREAKERS AMPS	POLES	REMARKS
1	16.79	FEEDER TO PANEL P1	150	3	
2					
3					
4	29.00	FEEDER TO PANEL P2	150	3	
5					
6					
7					
8					
9					
10	16.63	ELEVATOR, 15HP	100	3	
11					
12					
13	0.50	ELEVATOR CONTROL	20	1	
14	0.50	ELEVATOR RECEPTACLES	20	1	
15	2.91	ELEVATOR AIR CONDITIONING	20	2	
16					
17	6.01	TRASH COMPACTOR (5HP)	35	3	
18		TRASH ROOM RECEPTACLES	20	1	
19	0.40	TELE RECEPTACLES	20	1	
20	0.40	CATV RECEPTACLES	20	1	
21 - 28		SPARE	20	1	(TYP - 8)
29 - 42		SPACE ONLY			
TOTAL KVA	73.14			20	

PANELBOARD P1: 200A MLO, 42 SPACE — 117 BROADWAY

VOLTS 208/120V | PH/WIRE 3/4 | REMARKS COPPER BUS, FLUSH MOUNT, BOLT ON BREAK | IR 22 KAIC | COMMON

CIRC. NO.	KVA	DESCRIPTION	BREAKERS AMPS	POLES	REMARKS
1		FIRST FLOOR RECEPTS	20	1	
2		FIRST FLOOR LIGHTING	20	1	
3		SECOND FLOOR RECEPTS	20	1	
4		SECOND FLOOR LIGHTING	20	1	
5		THIRD FLOOR RECEPTS	20	1	
6		THIRD FLOOR LIGHTING	20	1	
7		FOURTH FLOOR RECEPTS	20	1	
8		FOURTH FLOOR LIGHTING	20	1	
9					
10					
11					
12					
13	3.02	STORAGE AREA CEILING UNIT HEATER	15	2	
14					
15	3.02	BIKE STORAGE AREA CEILING UNIT HEATER	15	2	
16					
17		ELECTRIC CAR CHARGING STATION	20	2	
18					
19		GARAGE DOOR			
20					
21		GARAGE VENTILATION FAN		3	
22					
23	2.00	EXTERIOR SITE LIGHTING	20	1	
24	2.00	EXTERIOR BUILDING LIGHTING	20	1	
25					
26		VESTIBULE RECEPTACLES	20	1	
27		ELECTRIFIED DOOR POWER SUPPLIES	20	1	
28		AREA OF REFUGE INTERCOM	20	1	
29		DOOR ENTRY SYSTEM INTERCOM	20	1	
30		FIRE ALARM SYSTEM	20	1	
31		FIRE ALARM POWER SUPPLY (2ND FLOOR)	20	1	
32		FIRE ALARM POWER SUPPLY (3RD FLOOR)	20	1	
33		FIRE ALARM POWER SUPPLY (4TH FLOOR)	20	1	
34		STAIRS	20	1	
35		STAIRS	20	1	
36					
37					
38 - 42		SPARE	20	1	(TYP 6)
TOTAL KVA	10.04			30	

PANELBOARD P2: 200A MLO, 42 SPACE — COMMON

VOLTS 120/208V | PH/WIRE 3/4 | REMARKS COPPER BUS, FLUSH MOUNT, BOLT ON BREAKERS | IR 22 KAIC

CIRC. NO.	KVA	DESCRIPTION	BREAKERS AMPS	POLES	REMARKS
1		ROOF RECEPTACLES	20	1	
2		ROOF LIGHTING	20	1	
3					
4- 30		SPARE	20	1	
31 - 42		SPACE			
TOTAL KVA	0.00			3	

PANELBOARD C1: 225A MLO, 42 SPACE

VOLTS 120/208V | PH/WIRE 3/4 | REMARKS COPPER BUS, FLUSH MOUNT, BOLT ON BREAKERS | IR 22 KAIC

CIRC. NO.	KVA	DESCRIPTION	BREAKERS AMPS	POLES	REMARKS
1		LIGHTING	20	1	
2		LIGHTING	20	1	
3		LIGHTING	20	1	
4		RECEPTACLES	20	1	
5, 6		UNIT HEATER		2	
7, 8		UNIT HEATER		2	
9, 10		UNIT HEATER		2	
11 - 30		SPARE	20	1	
31 - 42		SPACE			
TOTAL KVA	0.00			11	

PANELBOARD C2: 225A MLO, 42 SPACE

VOLTS 120/208V | PH/WIRE 3/4 | REMARKS COPPER BUS, FLUSH MOUNT, BOLT ON BREAKERS | IR 22 KAIC

CIRC. NO.	KVA	DESCRIPTION	BREAKERS AMPS	POLES	REMARKS
1		LIGHTING	20	1	
2		LIGHTING	20	1	
3		LIGHTING	20	1	
4		RECEPTACLES	20	1	
5, 6		UNIT HEATER		2	
7, 8		UNIT HEATER		2	
9, 10		UNIT HEATER		2	
11 - 30		SPARE	20	1	
31 - 42		SPACE			
TOTAL KVA	0.00			11	

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

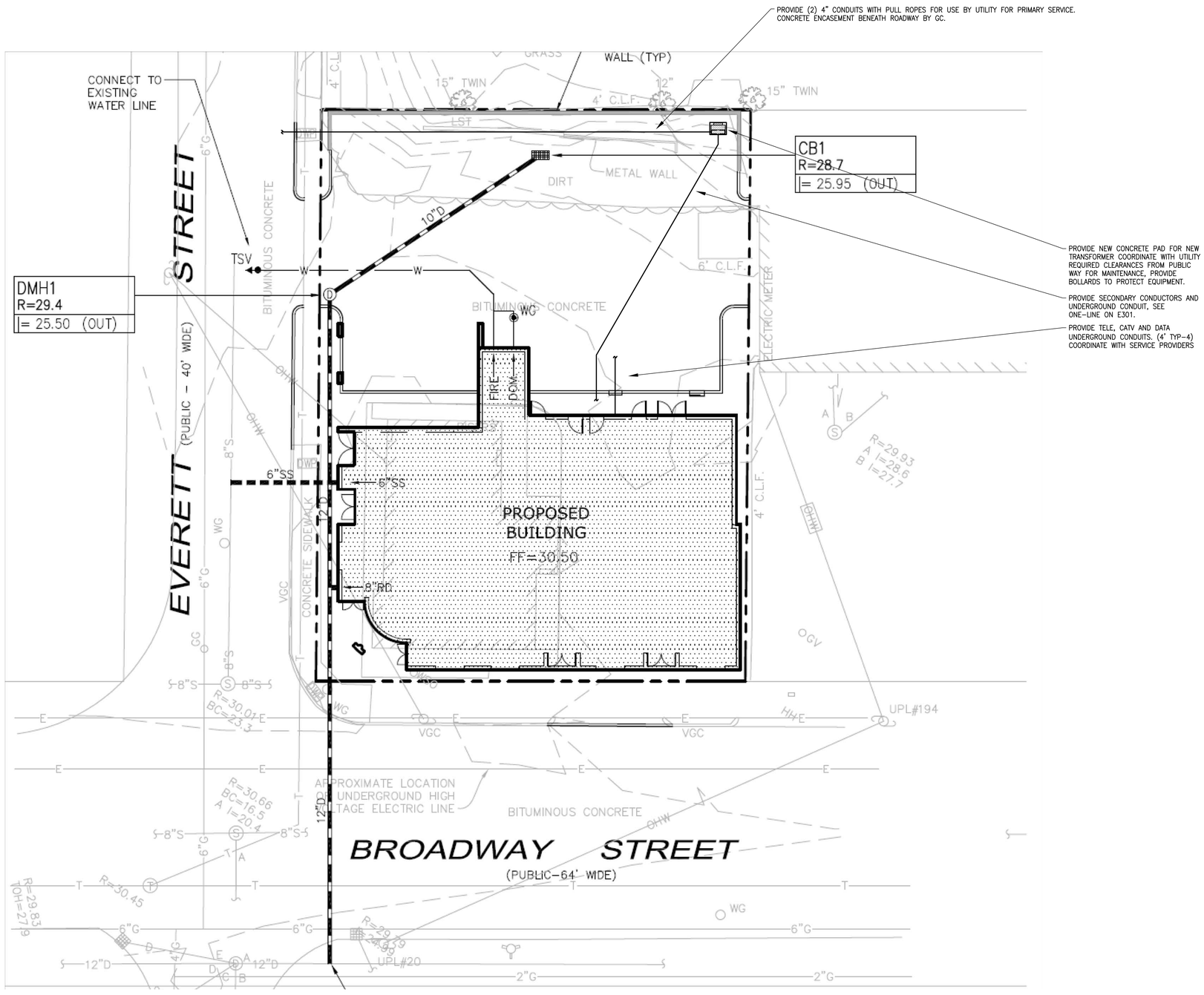
DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
ELECTRICAL PANEL SCHEDULES

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019
Drawing No.	E002



1 E100 ELECTRICAL SITE PLAN
SCALE: NTS

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

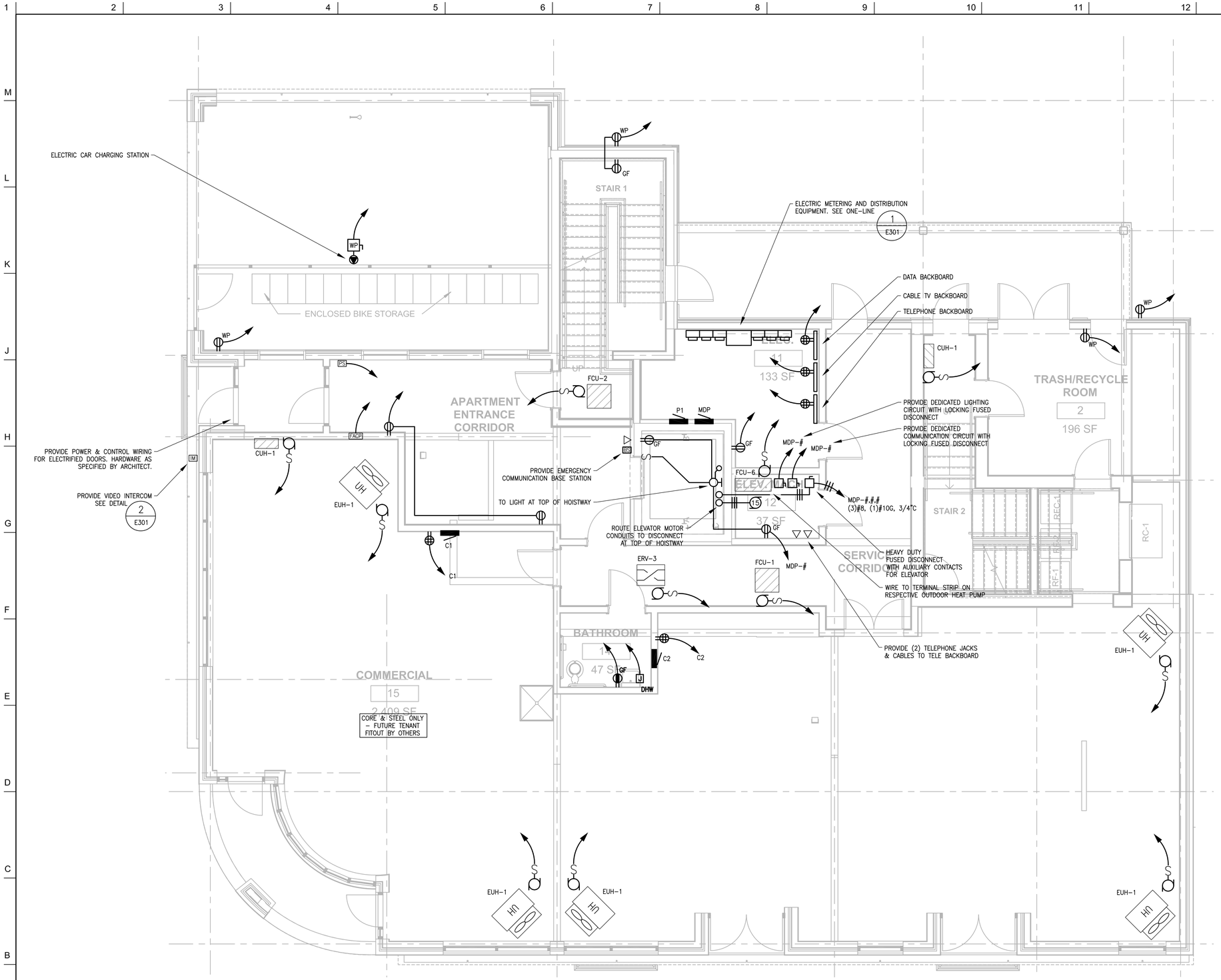
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
ELECTRICAL SITE PLAN

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
E100



1 E101 FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
2. ELECTRICAL CONTRACTOR SHALL PAY FOR AND SECURE ALL PERMITS FOR ASSOCIATED WORK.
3. INSTALL ALL ELECTRICAL EQUIPMENT AND MATERIALS FOR COMPLETE AND OPERABLE SYSTEMS.
4. TYPE "NM" WIRING MAY BE USED WHERE ALLOWED BY CODE. ALL WIRING IN MECHANICAL ROOMS SHALL BE "MC".
5. ALL CONDUCTORS SHALL BE COPPER WITH TYPE "THHN/THWN" INSULATION. THE MINIMUM CONDUCTOR SIZE FOR BRANCH CIRCUITS SHALL BE NO. 12 AWG.
6. SEAL ALL CONDUIT PENETRATIONS THROUGH WALLS AND FLOORS FOR FIREPROOFING AND WEATHERPROOFING.
7. ALL MATERIAL SHALL BE NEW AND BEAR THE U.L. LABEL AND SHALL BE INSTALLED IN THE MANNER FOR WHICH THEY WERE DESIGNED AND APPROVED.
8. E.C. SHALL PROVIDE SUBMITTALS FOR ALL ELECTRICAL EQUIPMENT DEVICES, LIGHTING AND SPECIALTY SYSTEMS.
9. GROUND ALL EQUIPMENT PER NATIONAL ELECTRIC CODE.
10. ALL ELECTRICAL EQUIPMENT SHALL HAVE ENGRAVED PLASTIC NAMEPLATES. ALL PANEL BOARDS' CIRCUIT DIRECTORIES SHALL BE TYPED.
11. THE CONDUIT/WIRE SIZES AND WIRING DIAGRAM REPRESENTS A SUGGESTED DESIGN BASED UPON STANDARD ELECTRICAL EQUIPMENT. MODIFICATIONS ACCEPTABLE TO THE ENGINEER MAY BE MADE BY THE CONTRACTOR TO ACCOMMODATE ACTUALLY INSTALLED EQUIPMENT. THE BASIC SEQUENCE AND METHOD OF CONTROL MUST BE MAINTAINED AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE ALL EQUIPMENT WIRING REQUIREMENTS, PRIOR TO CONSTRUCTION.
12. COORDINATE EXACT EQUIPMENT LOCATIONS AND POWER REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-INS.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

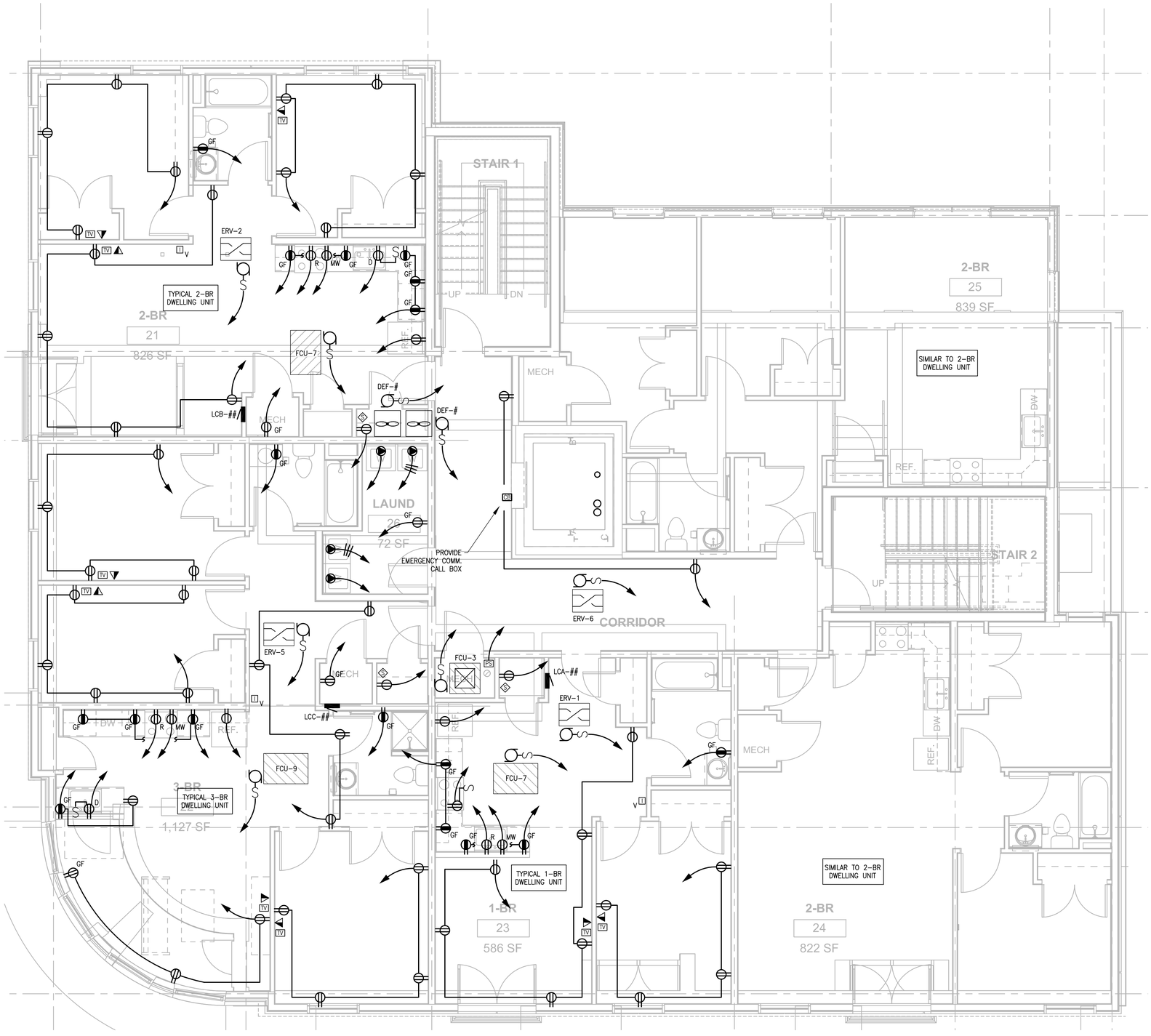
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
FIRST FLOOR
ELECTRICAL PLAN

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
E101



1 / E102 SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
2. ELECTRICAL CONTRACTOR SHALL PAY FOR AND SECURE ALL PERMITS FOR ASSOCIATED WORK.
3. INSTALL ALL ELECTRICAL EQUIPMENT AND MATERIALS FOR COMPLETE AND OPERABLE SYSTEMS.
4. TYPE "NM" WIRING MAY BE USED WHERE ALLOWED BY CODE. ALL WIRING IN MECHANICAL ROOMS SHALL BE "MC".
5. ALL CONDUCTORS SHALL BE COPPER WITH TYPE "THHN/THWN" INSULATION. THE MINIMUM CONDUCTOR SIZE FOR BRANCH CIRCUITS SHALL BE NO. 12 AWG.
6. SEAL ALL CONDUIT PENETRATIONS THROUGH WALLS AND FLOORS FOR FIREPROOFING AND WEATHERPROOFING.
7. ALL MATERIAL SHALL BE NEW AND BEAR THE U.L. LABEL AND SHALL BE INSTALLED IN THE MANNER FOR WHICH THEY WERE DESIGNED AND APPROVED.
8. E.C. SHALL PROVIDE SUBMITTALS FOR ALL ELECTRICAL EQUIPMENT DEVICES, LIGHTING AND SPECIALTY SYSTEMS.
9. GROUND ALL EQUIPMENT PER NATIONAL ELECTRIC CODE.
10. ALL ELECTRICAL EQUIPMENT SHALL HAVE ENGRAVED PLASTIC NAMEPLATES. ALL PANEL BOARDS' CIRCUIT DIRECTORIES SHALL BE TYPED.
11. THE CONDUIT/WIRE SIZES AND WIRING DIAGRAM REPRESENTS A SUGGESTED DESIGN BASED UPON STANDARD ELECTRICAL EQUIPMENT. MODIFICATIONS ACCEPTABLE TO THE ENGINEER MAY BE MADE BY THE CONTRACTOR TO ACCOMMODATE ACTUALLY INSTALLED EQUIPMENT. THE BASIC SEQUENCE AND METHOD OF CONTROL MUST BE MAINTAINED AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE ALL EQUIPMENT WIRING REQUIREMENTS, PRIOR TO CONSTRUCTION.
12. COORDINATE EXACT EQUIPMENT LOCATIONS AND POWER REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-INS.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

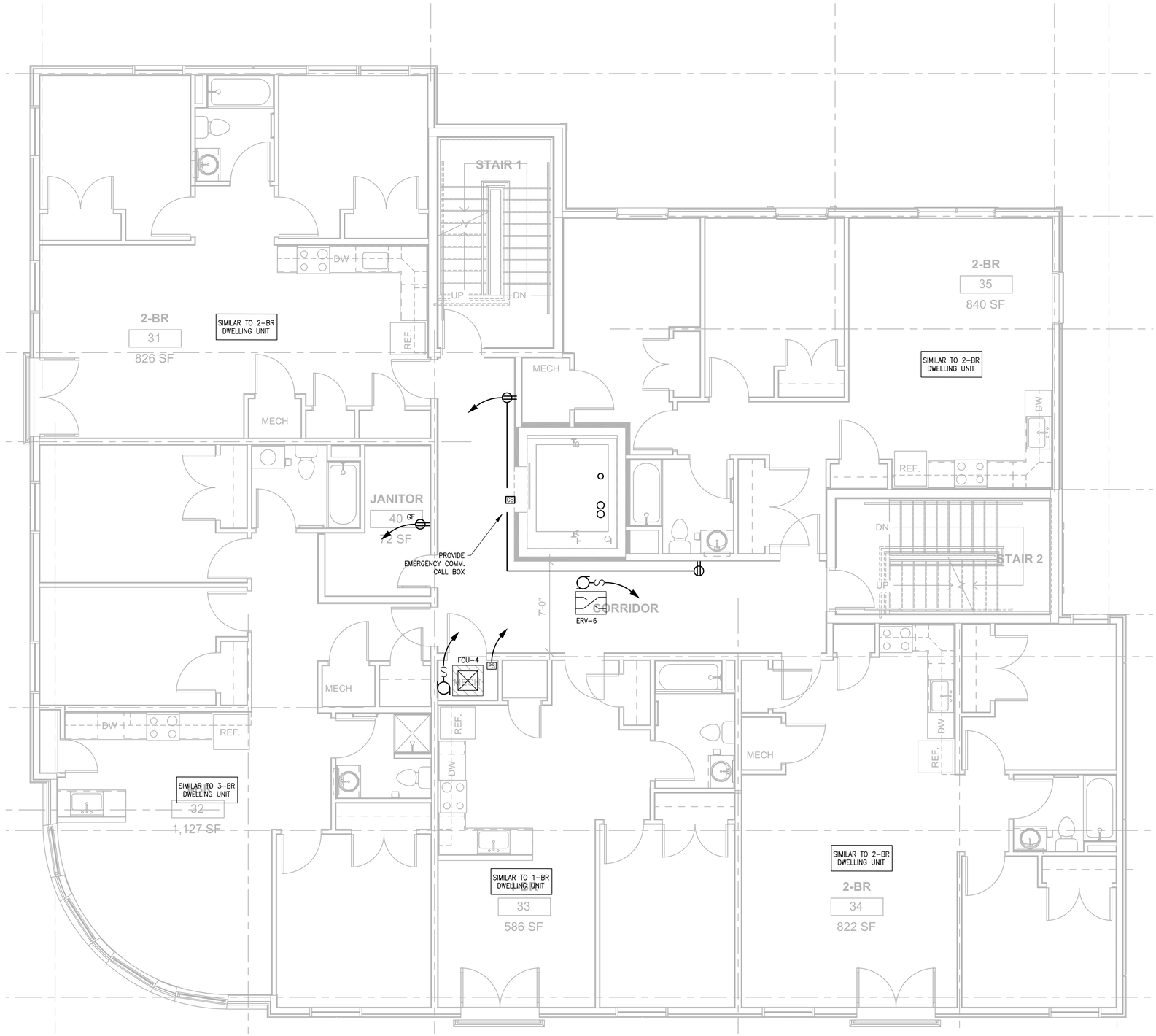
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
SECOND FLOOR
ELECTRICAL PLAN

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
E102



1 E103 THIRD FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
2. ELECTRICAL CONTRACTOR SHALL PAY FOR AND SECURE ALL PERMITS FOR ASSOCIATED WORK.
3. INSTALL ALL ELECTRICAL EQUIPMENT AND MATERIALS FOR COMPLETE AND OPERABLE SYSTEMS.
4. TYPE "NM" WIRING MAY BE USED WHERE ALLOWED BY CODE. ALL WIRING IN MECHANICAL ROOMS SHALL BE "MC".
5. ALL CONDUCTORS SHALL BE COPPER WITH TYPE "THHN/THWN" INSULATION. THE MINIMUM CONDUCTOR SIZE FOR BRANCH CIRCUITS SHALL BE NO. 12 AWG.
6. SEAL ALL CONDUIT PENETRATIONS THROUGH WALLS AND FLOORS FOR FIREPROOFING AND WEATHERPROOFING.
7. ALL MATERIAL SHALL BE NEW AND BEAR THE U.L. LABEL AND SHALL BE INSTALLED IN THE MANNER FOR WHICH THEY WERE DESIGNED AND APPROVED.
8. E.C. SHALL PROVIDE SUBMITTALS FOR ALL ELECTRICAL EQUIPMENT DEVICES, LIGHTING AND SPECIALTY SYSTEMS.
9. GROUND ALL EQUIPMENT PER NATIONAL ELECTRIC CODE.
10. ALL ELECTRICAL EQUIPMENT SHALL HAVE ENGRAVED PLASTIC NAMEPLATES. ALL PANEL BOARDS' CIRCUIT DIRECTORIES SHALL BE TYPED.
11. THE CONDUIT/WIRE SIZES AND WIRING DIAGRAM REPRESENTS A SUGGESTED DESIGN BASED UPON STANDARD ELECTRICAL EQUIPMENT. MODIFICATIONS ACCEPTABLE TO THE ENGINEER MAY BE MADE BY THE CONTRACTOR TO ACCOMMODATE ACTUALLY INSTALLED EQUIPMENT. THE BASIC SEQUENCE AND METHOD OF CONTROL MUST BE MAINTAINED AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE ALL EQUIPMENT WIRING REQUIREMENTS, PRIOR TO CONSTRUCTION.
12. COORDINATE EXACT EQUIPMENT LOCATIONS AND POWER REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-INS.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

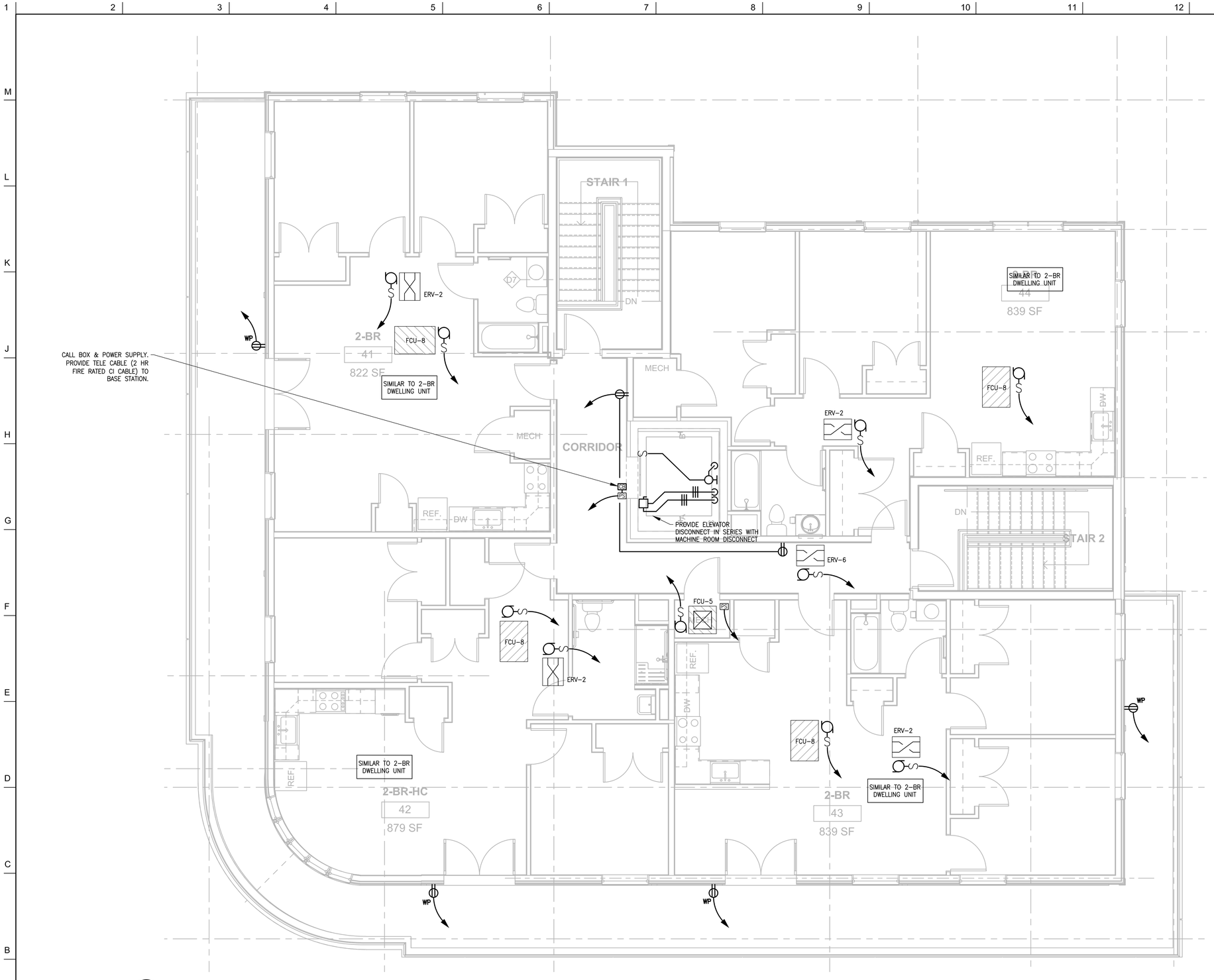
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
THIRD FLOOR
ELECTRICAL PLAN

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
E103



1 / E104 FOURTH FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
2. ELECTRICAL CONTRACTOR SHALL PAY FOR AND SECURE ALL PERMITS FOR ASSOCIATED WORK.
3. INSTALL ALL ELECTRICAL EQUIPMENT AND MATERIALS FOR COMPLETE AND OPERABLE SYSTEMS.
4. TYPE "NM" WIRING MAY BE USED WHERE ALLOWED BY CODE. ALL WIRING IN MECHANICAL ROOMS SHALL BE "MC".
5. ALL CONDUCTORS SHALL BE COPPER WITH TYPE "THHN/THWN" INSULATION. THE MINIMUM CONDUCTOR SIZE FOR BRANCH CIRCUITS SHALL BE NO. 12 AWG.
6. SEAL ALL CONDUIT PENETRATIONS THROUGH WALLS AND FLOORS FOR FIREPROOFING AND WEATHERPROOFING.
7. ALL MATERIAL SHALL BE NEW AND BEAR THE U.L. LABEL AND SHALL BE INSTALLED IN THE MANNER FOR WHICH THEY WERE DESIGNED AND APPROVED.
8. E.C. SHALL PROVIDE SUBMITTALS FOR ALL ELECTRICAL EQUIPMENT DEVICES, LIGHTING AND SPECIALTY SYSTEMS.
9. GROUND ALL EQUIPMENT PER NATIONAL ELECTRIC CODE.
10. ALL ELECTRICAL EQUIPMENT SHALL HAVE ENGRAVED PLASTIC NAMEPLATES. ALL PANEL BOARDS' CIRCUIT DIRECTORIES SHALL BE TYPED.
11. THE CONDUIT/WIRE SIZES AND WIRING DIAGRAM REPRESENTS A SUGGESTED DESIGN BASED UPON STANDARD ELECTRICAL EQUIPMENT. MODIFICATIONS ACCEPTABLE TO THE ENGINEER MAY BE MADE BY THE CONTRACTOR TO ACCOMMODATE ACTUALLY INSTALLED EQUIPMENT. THE BASIC SEQUENCE AND METHOD OF CONTROL MUST BE MAINTAINED AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE ALL EQUIPMENT WIRING REQUIREMENTS, PRIOR TO CONSTRUCTION.
12. COORDINATE EXACT EQUIPMENT LOCATIONS AND POWER REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-INS.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

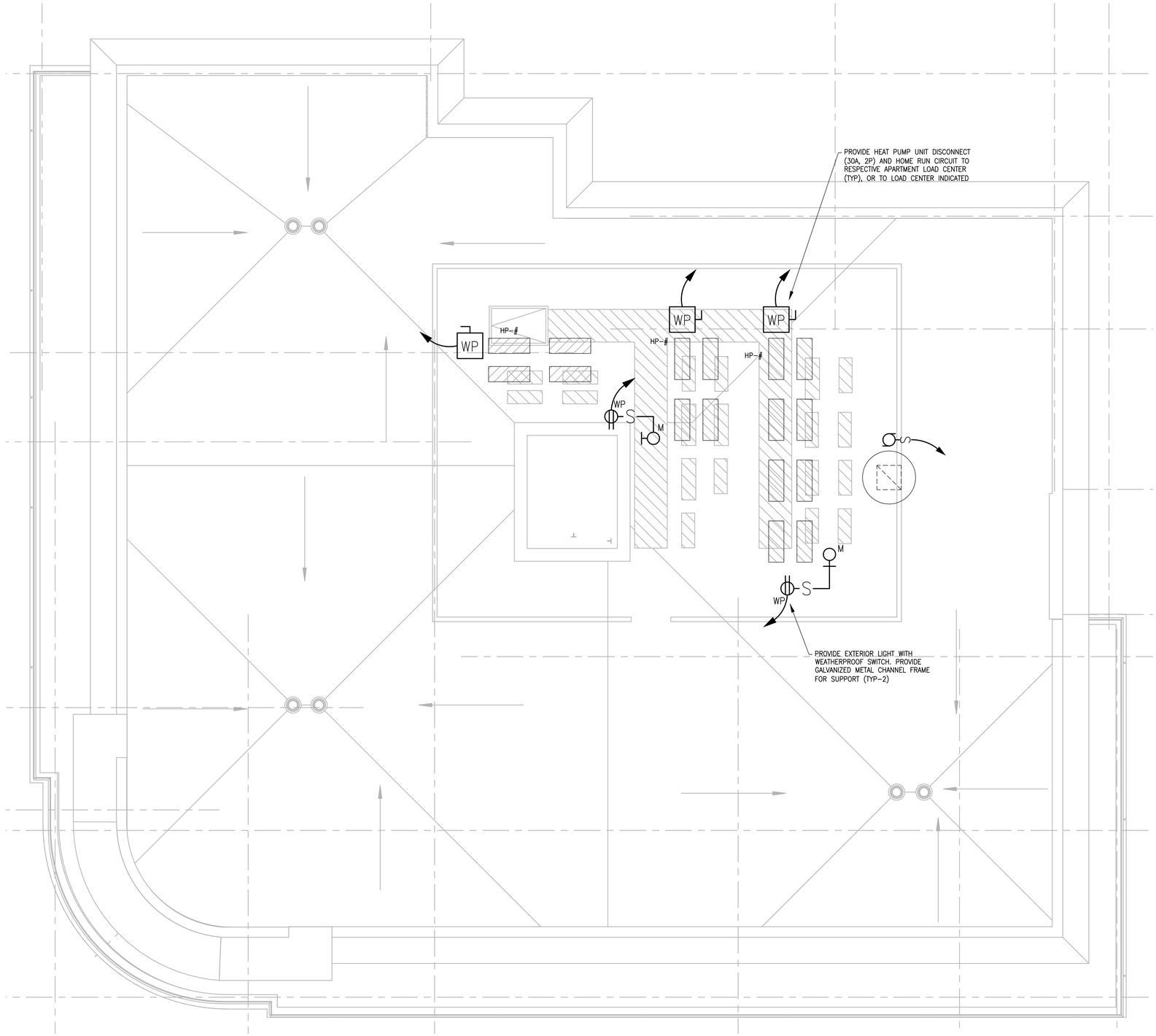
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
FOURTH FLOOR
ELECTRICAL PLAN

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
E104



1 / E105 ROOF ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
2. ELECTRICAL CONTRACTOR SHALL PAY FOR AND SECURE ALL PERMITS FOR ASSOCIATED WORK.
3. INSTALL ALL ELECTRICAL EQUIPMENT AND MATERIALS FOR COMPLETE AND OPERABLE SYSTEMS.
4. TYPE "NM" WIRING MAY BE USED WHERE ALLOWED BY CODE. ALL WIRING IN MECHANICAL ROOMS SHALL BE "MC".
5. ALL CONDUCTORS SHALL BE COPPER WITH TYPE "THHN/THWN" INSULATION. THE MINIMUM CONDUCTOR SIZE FOR BRANCH CIRCUITS SHALL BE NO. 12 AWG.
6. SEAL ALL CONDUIT PENETRATIONS THROUGH WALLS AND FLOORS FOR FIREPROOFING AND WEATHERPROOFING.
7. ALL MATERIAL SHALL BE NEW AND BEAR THE U.L. LABEL AND SHALL BE INSTALLED IN THE MANNER FOR WHICH THEY WERE DESIGNED AND APPROVED.
8. E.C. SHALL PROVIDE SUBMITTALS FOR ALL ELECTRICAL EQUIPMENT DEVICES, LIGHTING AND SPECIALTY SYSTEMS.
9. GROUND ALL EQUIPMENT PER NATIONAL ELECTRIC CODE.
10. ALL ELECTRICAL EQUIPMENT SHALL HAVE ENGRAVED PLASTIC NAMEPLATES. ALL PANEL BOARDS' CIRCUIT DIRECTORIES SHALL BE TYPED.
11. THE CONDUIT/WIRE SIZES AND WIRING DIAGRAM REPRESENTS A SUGGESTED DESIGN BASED UPON STANDARD ELECTRICAL EQUIPMENT. MODIFICATIONS ACCEPTABLE TO THE ENGINEER MAY BE MADE BY THE CONTRACTOR TO ACCOMMODATE ACTUALLY INSTALLED EQUIPMENT. THE BASIC SEQUENCE AND METHOD OF CONTROL MUST BE MAINTAINED AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE ALL EQUIPMENT WIRING REQUIREMENTS, PRIOR TO CONSTRUCTION.
12. COORDINATE EXACT EQUIPMENT LOCATIONS AND POWER REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-INS.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

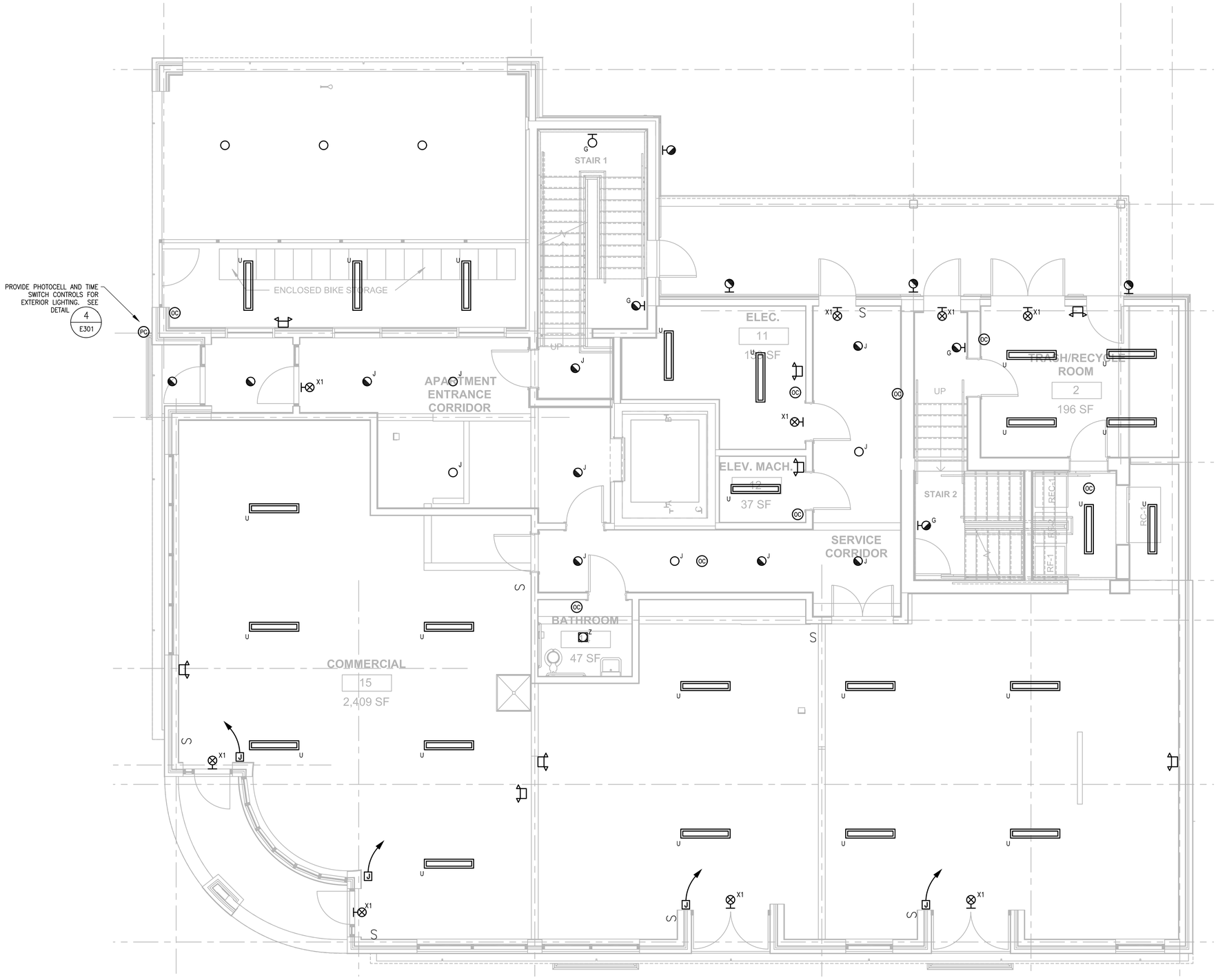
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
ROOF ELECTRICAL PLAN

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
E105



1 / E201 FIRST FLOOR LIGHTING PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
2. ELECTRICAL CONTRACTOR SHALL PAY FOR AND SECURE ALL PERMITS FOR ASSOCIATED WORK.
3. INSTALL ALL ELECTRICAL EQUIPMENT AND MATERIALS FOR COMPLETE AND OPERABLE SYSTEMS.
4. TYPE "NM" WIRING MAY BE USED WHERE ALLOWED BY CODE. ALL WIRING IN MECHANICAL ROOMS SHALL BE "MC".
5. ALL CONDUCTORS SHALL BE COPPER WITH TYPE "THHN/THWN" INSULATION. THE MINIMUM CONDUCTOR SIZE FOR BRANCH CIRCUITS SHALL BE NO. 12 AWG.
6. SEAL ALL CONDUIT PENETRATIONS THROUGH WALLS AND FLOORS FOR FIREPROOFING AND WEATHERPROOFING.
7. ALL MATERIAL SHALL BE NEW AND BEAR THE U.L. LABEL AND SHALL BE INSTALLED IN THE MANNER FOR WHICH THEY WERE DESIGNED AND APPROVED.
8. E.C. SHALL PROVIDE SUBMITTALS FOR ALL ELECTRICAL EQUIPMENT DEVICES, LIGHTING AND SPECIALTY SYSTEMS.
9. GROUND ALL EQUIPMENT PER NATIONAL ELECTRIC CODE.
10. ALL ELECTRICAL EQUIPMENT SHALL HAVE ENGRAVED PLASTIC NAMEPLATES. ALL PANEL BOARDS' CIRCUIT DIRECTORIES SHALL BE TYPED.
11. THE CONDUIT/WIRE SIZES AND WIRING DIAGRAM REPRESENTS A SUGGESTED DESIGN BASED UPON STANDARD ELECTRICAL EQUIPMENT. MODIFICATIONS ACCEPTABLE TO THE ENGINEER MAY BE MADE BY THE CONTRACTOR TO ACCOMMODATE ACTUALLY INSTALLED EQUIPMENT. THE BASIC SEQUENCE AND METHOD OF CONTROL MUST BE MAINTAINED AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE ALL EQUIPMENT WIRING REQUIREMENTS, PRIOR TO CONSTRUCTION.
12. COORDINATE EXACT EQUIPMENT LOCATIONS AND POWER REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-INS.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
FIRST FLOOR
LIGHTING PLAN

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
E201

1 E202 SECOND FLOOR LIGHTING PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
2. ELECTRICAL CONTRACTOR SHALL PAY FOR AND SECURE ALL PERMITS FOR ASSOCIATED WORK.
3. INSTALL ALL ELECTRICAL EQUIPMENT AND MATERIALS FOR COMPLETE AND OPERABLE SYSTEMS.
4. TYPE "NM" WIRING MAY BE USED WHERE ALLOWED BY CODE. ALL WIRING IN MECHANICAL ROOMS SHALL BE "MC".
5. ALL CONDUCTORS SHALL BE COPPER WITH TYPE "THHN/THWN" INSULATION. THE MINIMUM CONDUCTOR SIZE FOR BRANCH CIRCUITS SHALL BE NO. 12 AWG.
6. SEAL ALL CONDUIT PENETRATIONS THROUGH WALLS AND FLOORS FOR FIREPROOFING AND WEATHERPROOFING.
7. ALL MATERIAL SHALL BE NEW AND BEAR THE U.L. LABEL AND SHALL BE INSTALLED IN THE MANNER FOR WHICH THEY WERE DESIGNED AND APPROVED.
8. E.C. SHALL PROVIDE SUBMITTALS FOR ALL ELECTRICAL EQUIPMENT DEVICES, LIGHTING AND SPECIALTY SYSTEMS.
9. GROUND ALL EQUIPMENT PER NATIONAL ELECTRIC CODE.
10. ALL ELECTRICAL EQUIPMENT SHALL HAVE ENGRAVED PLASTIC NAMEPLATES. ALL PANEL BOARDS' CIRCUIT DIRECTORIES SHALL BE TYPED.
11. THE CONDUIT/WIRE SIZES AND WIRING DIAGRAM REPRESENTS A SUGGESTED DESIGN BASED UPON STANDARD ELECTRICAL EQUIPMENT. MODIFICATIONS ACCEPTABLE TO THE ENGINEER MAY BE MADE BY THE CONTRACTOR TO ACCOMMODATE ACTUALLY INSTALLED EQUIPMENT. THE BASIC SEQUENCE AND METHOD OF CONTROL MUST BE MAINTAINED AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE ALL EQUIPMENT WIRING REQUIREMENTS, PRIOR TO CONSTRUCTION.
12. COORDINATE EXACT EQUIPMENT LOCATIONS AND POWER REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-INS.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

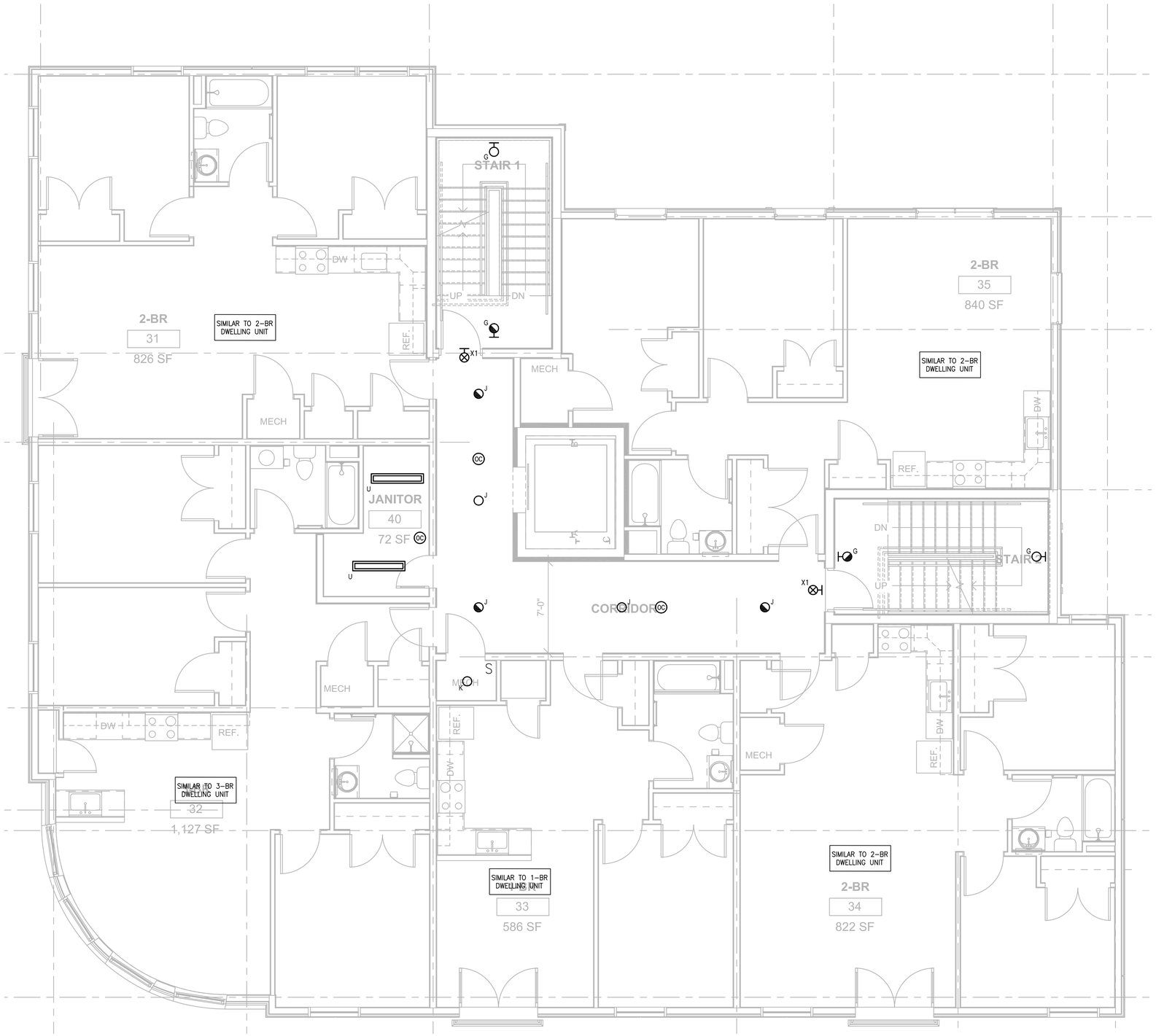
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
SECOND FLOOR
LIGHTING PLAN

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
E202



1 THIRD FLOOR LIGHTING PLAN
E203 SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
2. ELECTRICAL CONTRACTOR SHALL PAY FOR AND SECURE ALL PERMITS FOR ASSOCIATED WORK.
3. INSTALL ALL ELECTRICAL EQUIPMENT AND MATERIALS FOR COMPLETE AND OPERABLE SYSTEMS.
4. TYPE "NM" WIRING MAY BE USED WHERE ALLOWED BY CODE. ALL WIRING IN MECHANICAL ROOMS SHALL BE "MC".
5. ALL CONDUCTORS SHALL BE COPPER WITH TYPE "THHN/THWN" INSULATION. THE MINIMUM CONDUCTOR SIZE FOR BRANCH CIRCUITS SHALL BE NO. 12 AWG.
6. SEAL ALL CONDUIT PENETRATIONS THROUGH WALLS AND FLOORS FOR FIREPROOFING AND WEATHERPROOFING.
7. ALL MATERIAL SHALL BE NEW AND BEAR THE U.L. LABEL AND SHALL BE INSTALLED IN THE MANNER FOR WHICH THEY WERE DESIGNED AND APPROVED.
8. E.C. SHALL PROVIDE SUBMITTALS FOR ALL ELECTRICAL EQUIPMENT DEVICES, LIGHTING AND SPECIALTY SYSTEMS.
9. GROUND ALL EQUIPMENT PER NATIONAL ELECTRIC CODE.
10. ALL ELECTRICAL EQUIPMENT SHALL HAVE ENGRAVED PLASTIC NAMEPLATES. ALL PANEL BOARDS' CIRCUIT DIRECTORIES SHALL BE TYPED.
11. THE CONDUIT/WIRE SIZES AND WIRING DIAGRAM REPRESENTS A SUGGESTED DESIGN BASED UPON STANDARD ELECTRICAL EQUIPMENT. MODIFICATIONS ACCEPTABLE TO THE ENGINEER MAY BE MADE BY THE CONTRACTOR TO ACCOMMODATE ACTUALLY INSTALLED EQUIPMENT. THE BASIC SEQUENCE AND METHOD OF CONTROL MUST BE MAINTAINED AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE ALL EQUIPMENT WIRING REQUIREMENTS, PRIOR TO CONSTRUCTION.
12. COORDINATE EXACT EQUIPMENT LOCATIONS AND POWER REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-INS.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

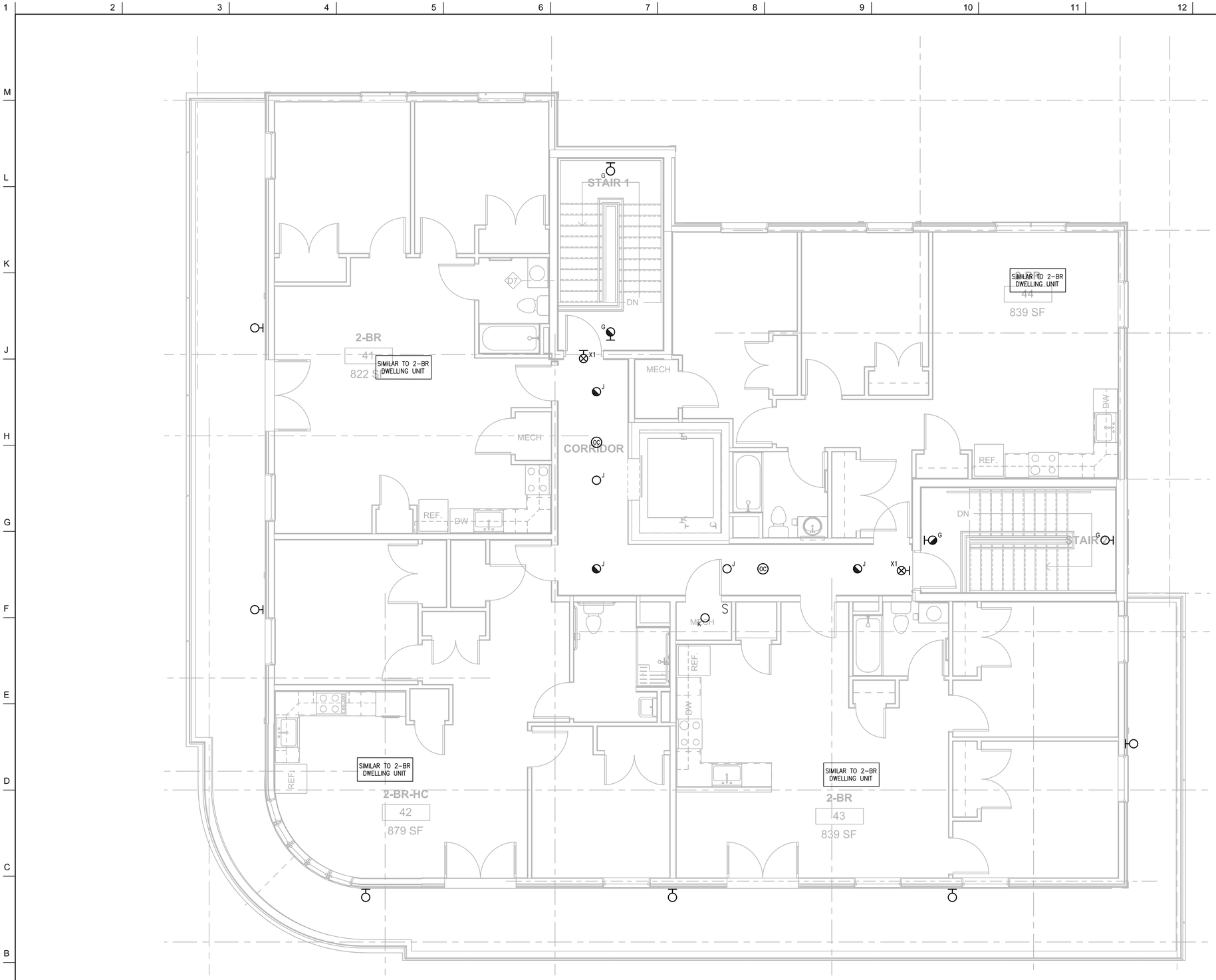
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
THIRD FLOOR
LIGHTING PLAN

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
E203



1 E204 FOURTH FLOOR LIGHTING PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL FOLLOW ALL APPLICABLE NEC, STATE, LOCAL, AND FEDERAL CODES RELATING TO THE WORK.
2. ELECTRICAL CONTRACTOR SHALL PAY FOR AND SECURE ALL PERMITS FOR ASSOCIATED WORK.
3. INSTALL ALL ELECTRICAL EQUIPMENT AND MATERIALS FOR COMPLETE AND OPERABLE SYSTEMS.
4. TYPE "NM" WIRING MAY BE USED WHERE ALLOWED BY CODE. ALL WIRING IN MECHANICAL ROOMS SHALL BE "MC".
5. ALL CONDUCTORS SHALL BE COPPER WITH TYPE "THHN/THWN" INSULATION. THE MINIMUM CONDUCTOR SIZE FOR BRANCH CIRCUITS SHALL BE NO. 12 AWG.
6. SEAL ALL CONDUIT PENETRATIONS THROUGH WALLS AND FLOORS FOR FIREPROOFING AND WEATHERPROOFING.
7. ALL MATERIAL SHALL BE NEW AND BEAR THE U.L. LABEL AND SHALL BE INSTALLED IN THE MANNER FOR WHICH THEY WERE DESIGNED AND APPROVED.
8. E.C. SHALL PROVIDE SUBMITTALS FOR ALL ELECTRICAL EQUIPMENT DEVICES, LIGHTING AND SPECIALTY SYSTEMS.
9. GROUND ALL EQUIPMENT PER NATIONAL ELECTRIC CODE.
10. ALL ELECTRICAL EQUIPMENT SHALL HAVE ENGRAVED PLASTIC NAMEPLATES. ALL PANEL BOARDS' CIRCUIT DIRECTORIES SHALL BE TYPED.
11. THE CONDUIT/WIRE SIZES AND WIRING DIAGRAM REPRESENTS A SUGGESTED DESIGN BASED UPON STANDARD ELECTRICAL EQUIPMENT. MODIFICATIONS ACCEPTABLE TO THE ENGINEER MAY BE MADE BY THE CONTRACTOR TO ACCOMMODATE ACTUALLY INSTALLED EQUIPMENT. THE BASIC SEQUENCE AND METHOD OF CONTROL MUST BE MAINTAINED AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE ALL EQUIPMENT WIRING REQUIREMENTS, PRIOR TO CONSTRUCTION.
12. COORDINATE EXACT EQUIPMENT LOCATIONS AND POWER REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO ROUGH-INS.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

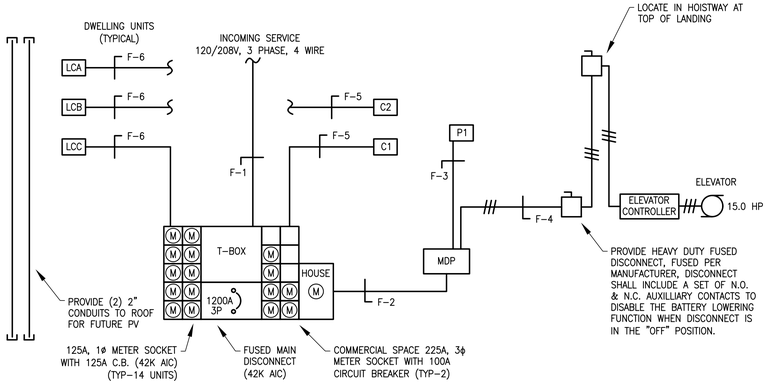
Title
FOURTH FLOOR
LIGHTING PLAN

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

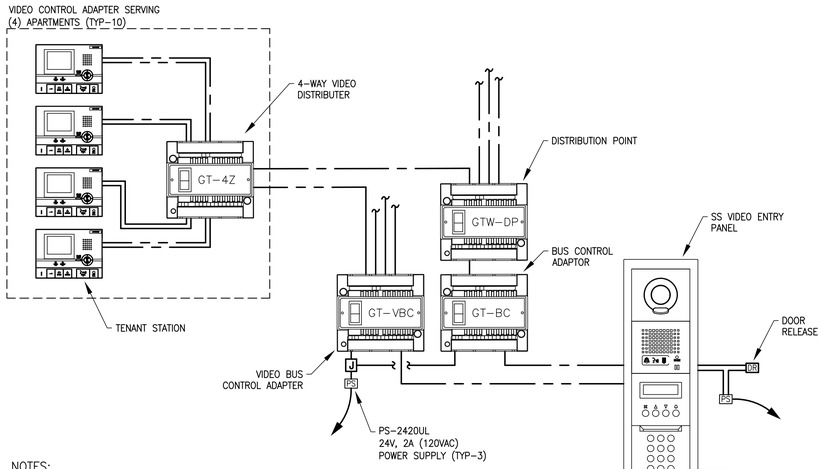
Drawing No.
E204

FEEDER SCHEDULE [1]						
DESIGNATION	CONDUCTOR QUANTITY/SIZE	GROUND	CONDUIT SIZE	CONDUIT QUANTITY	BREAKER/RATING	
					SIZE AMPS	POLE
F-1	(12)600KCMIL	–	4"	3	1200	3
F-2	(4)500KCMIL	(1)#3	3"	1	400	3
F-3	(4)#3/0	(1)#6G	2"	1	–	3
F-4	(3)#6	(1)#8G	3/4"	1	–	3
F-5	(4)#3/0	(1)#6G	2"	1	200	3
F-6	(3)#1	(1)#6G	1-1/2"	1	125	1

[1] BASED ON COPPER CONDUCTORS & 75°C TERMINATIONS



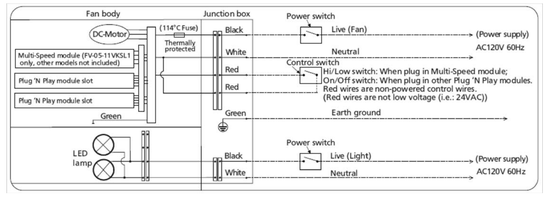
1 E301 ELECTRICAL ONE-LINE
SCALE: NOT TO SCALE



NOTES:

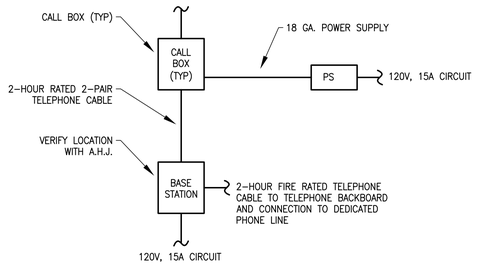
1. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS TO PROVIDE A COMPLETE ENTRY SYSTEM.
2. COORDINATE DOOR RELEASE MECHANISMS AND ASSOCIATED HARDWARE WITH DOOR MANUFACTURER.
3. PROVIDE PROGRAMMING FOR SYSTEM, INCLUDE TRAINING FOR BUILDING MAINTENANCE PERSONNEL.

2 E301 AIPHONE: GT SERIES – INTERCOM/VIDEO ENTRY SYSTEM
SCALE: NTS



3 E301 PANASONIC EXHAUST FAN/LIGHT WIRING DIAGRAM
SCALE: NTS

4 E301 BUILDING EXTERIOR LIGHTING CONTROL
SCALE: NTS



NOTES:

1. LOCATE PER ADA REQUIREMENTS AND IN COORDINATION WITH ARCHITECT.
2. BASE STATION AND CALL BOXES SHALL HAVE INTEGRAL EMERGENCY BATTERIES.
3. PROVIDE PROGRAMMING AND TESTING AND OWNER TRAINING.

5 E301 EMERGENCY 2-WAY COMMUNICATION BASE
SCALE: NTS

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
ELECTRICAL ONE-LINE DIAGRAM AND DETAILS

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019
Drawing No.	E301

PLUMBING LEGEND

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
BFP	BACKFLOW PREVENTER
BWV	BACKWATER VALVE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COND.	CONDENSATE
CW	COLD WATER
DDC	DIRECT DIGITAL CONTROL
DHW	DOMESTIC HOT WATER
DHWR	DOMESTIC HOT WATER RETURN
DLW	DEDICATED LAUNDRY WASTE
DU	DWELLING UNIT
ETR	EXISTING TO REMAIN
EC	ELECTRICAL CONTRACTOR
FD	FLOOR DRAIN
FP	FIREPLACE
FPC	FIRE PROTECTION CONTRACTOR
GC	GENERAL CONTRACTOR (CONSTRUCTION MANAGER)
ID	INDIRECT WASTE
MC	MECHANICAL CONTRACTOR (FILED SUB–BID HVAC CONTRACTOR)
NIC	NOT IN CONTRACT
NPW	NON–POTABLE WATER
OSD	OVERFLOW STORM DRAIN
PROVIDE	SUPPLY AND INSTALL
PC	PLUMBING CONTRACTOR
POU	POINT–OF–USE
PRV	PRESSURE REDUCING VALVE
RD	ROOF DRAIN
RPZ	REDUCED PRESSURE ZONE BACKFLOW PREVENTER
SD	STORM DRAIN
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
V	VENT
VTR	VENT THROUGH ROOF
W	SANITARY WASTE
P–1	PLUMBING FIXTURE TAG (SEE SCHEDULE)
	CONNECT TO EXISTING
S	TEMPERATURE SENSOR
A	AQUASTAT
P	PRESSURE GAUGE

NEW WORK (BOLD LINE)
EXISTING WORK (LIGHT OR SHADED LINE)
EQUIPMENT TAG (SEE SCHEDULE) DOES NOT REQUIRE ELECTRICAL
EQUIPMENT TAG (SEE SCHEDULE) REQUIRES ELECTRICAL POWER
PUMP/CIRCULATOR
FD FLOOR DRAINS
AD AREA DRAINS
RD ROOF DRAIN
CO END CLEAN OUT
CO FLOOR CLEAN OUT; PROVIDE BRASS COVER PLATE AT ALL FINISHED LOCATIONS
VACUUM BREAKER
QUARTER–TURN HOSE BIBB WITH CAP AND CHAIN
AIR VENT (REBUILDABLE TYPE)
BALL VALVE WITH HOSE THREAD, BRASS CAP AND CHAIN
RELIEF VALVE
PITCH DIRECTION
EMERGENCY DRENCH SHOWER & EYE WASH COMBO
PEX MANIFOLD (PC TO DETERMINE NUMBER OF BRANCHES)
CONCENTRIC BOILER VENT
FLEXIBLE CONNECTOR
W WATER METER
G GAS METER
THERMOMETER
OVERFLOW DOWNSPOUT NOZZLE

SD STORM DRAIN PIPING
C CONDENSATE DRAIN PIPING
G LOW PRESSURE GAS PIPING
EPG ELEVATED PRESSURE GAS PIPING
GV GAS VENT LINE
COLD WATER PIPING
DOMESTIC HOT WATER PIPING
DOMESTIC HOT WATER RECIRCULATION PIPING
CA COMBUSTION AIR LINE
CV COMBUSTION VENT LINE
VENT LINE
BURIED VENT LINE
WASTE PIPING
BURIED WASTE PIPING
DROP, PIPE DOWN
RISER, PIPE UP
PIPE DOWN FROM TWO SIDES
BALL VALVE W/ DRAIN
BALL VALVE
BALANCING/ISOLATION VALVE
PRESSURE REDUCING VALVE
SPRING CHECK VALVE
RPZ REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER
THERMOSTATIC 3–WAY VALVE
UNION
FLANGE
GAS SHUT OFF VALVE
BWV BACKWATER VALVE
STRAINER WITH BALL VALVE W/ 3/4" HOSE CONNECTION, BRASS CAP AND CHAIN

GENERAL PLUMBING NOTES

1. GENERAL CONDITIONS & SPECIFICATIONS: THE GENERAL CONDITIONS, AND SPECIFICATIONS ARE PART OF THIS WORK. IT IS THE PLUMBING CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND BE FAMILIAR WITH THESE CONDITIONS & SPECIFICATIONS.
2. CODES AND ORDINANCES: INSTALLATION OF THE SYSTEMS SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NATIONAL MECHANICAL CODE, AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, CODES, AND ORDINANCES.
3. REQUIREMENTS: OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LICENSES AND CERTIFICATES.
4. DESIGN: EQUIPMENT AND ACCESSORIES NOT SPECIFICALLY DESCRIBED OR IDENTIFIED BY MANUFACTURER'S CATALOG NUMBERS SHALL BE DESIGNED IN CONFORMITY WITH ASME, ASPE, AGA, UL OR OTHER APPLICABLE TECHNICAL STANDARDS, SUITABLE FOR MAXIMUM REQUIRED WORKING PRESSURE AND SHALL HAVE NEAT AND FINISHED APPEARANCE.
5. INSTALLATION: ERECT EQUIPMENT IN NEAT AND WORKMANLIKE MANNER; INSTALL SO THAT CONNECTING AND DISCONNECTING OF PIPES, EQUIPMENT AND ACCESSORIES CAN BE MADE READILY AND SO THAT ALL PARTS ARE EASILY ACCESSIBLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER AND THE BEST STANDARD PRACTICE FOR THIS TYPE OF WORK.
6. STANDARD PRACTICE: IT IS NOT INTENDED THAT THE DRAWINGS SHALL SHOW EVERY FITTING, CONNECTION, OR APPLIANCE. THIS CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR NECESSARY TO PROVIDE COMPLETE AND OPERATIONAL SYSTEMS IN ACCORDANCE WITH THE BEST STANDARD PRACTICE OF THE TRADE.
7. EQUIPMENT LOCATION: THE P.C. SHALL VERIFY THE LOCATIONS AND MOUNTING HEIGHTS OF ALL EQUIPMENT AND MATERIALS, AND THE EXACT ROUTING OF ALL PIPES, WITH THE OWNER'S REPRESENTATIVE IN THE FIELD, PRIOR TO COMMENCING ANY WORK. ANY CONFLICTS WITH LOCATIONS, OR PROBLEMS ENCOUNTERED WITH ROUTING, SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION. COORDINATE ELECTRICAL CHARACTERISTICS FOR ALL EQUIPMENT WITH E.C. BEFORE ORDERING EQUIPMENT. COORDINATE WITH M.C. FOR CW FEEDS, CONDENSATE, DHW, ETC.
8. MATERIALS: ALL MATERIALS, FIXTURES, AND EQUIPMENT SHALL BE NEW WITHOUT IMPERFECTIONS AND SHALL BE DELIVERED, ERECTED, CONNECTED, AND FINISHED IN EVERY DETAIL WHEREVER POSSIBLE, ALL TRIM, ACCESSORIES, AND PARTS SHALL BE OF THE SAME MANUFACTURER AS THE RELATED EQUIPMENT AND FIXTURES.
9. PLUMBING: ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH COMMONWEALTH OF MASSACHUSETTS FUEL GAS AND PLUMBING CODE, 248 CMR, & NFPA 54.
10. ELECTRICAL: ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL LOCAL REQUIREMENTS.
11. GENERAL COORDINATION: EXAMINE ALL DRAWINGS AND OTHER SECTIONS OF THE SPECIFICATIONS FOR REQUIREMENTS WHICH AFFECT THE WORK OF THIS SECTION. COORDINATE WORK WITH THAT OF OTHER TRADES AFFECTING, OR AFFECTED BY, WORK OF THIS SECTION. COOPERATE WITH OTHER TRADES TO ENSURE THE STEADY PROGRESS OF THE WORK.
12. PROTECTION OF EQUIPMENT AND MATERIALS: RESPONSIBILITY FOR CARE AND PROTECTION OF ALL MATERIALS AND WORK RESTS WITH THIS CONTRACTOR AT ALL TIMES UNTIL IT HAS BEEN APPROVED.
13. GUARANTEE: ALL NEW COMPONENTS OF THE INSTALLATION SHALL BE GUARANTEED IN WRITING BY THIS CONTRACTOR TO BE FREE FROM DEFECTS OF MANUFACTURE AND INSTALLATION FOR A PERIOD OF ONE YEAR FROM THE DATE OF WRITTEN ACCEPTANCE OF THE ENTIRE BUILDING BY THE ENGINEER. ANY DEFECTS FOUND SHALL BE REPAIRED BY THE PLUMBING CONTRACTOR AT THEIR OWN EXPENSE.
14. NOTIFICATION: THE P.C. SHALL NOTIFY THE ENGINEER UPON: (1) COMPLETION OF ALL ROUGH PIPING, BEFORE CLOSURE OF ANY TRENCHES, OPEN WALL CAVITIES OR CHASES. (2) UPON "SUBSTANTIAL COMPLETION" OF ALL SYSTEMS INCLUDING OPERATIONAL SYSTEMS AND FINISH WORK. AFTER "SUBSTANTIAL COMPLETION", THE ARCHITECT WILL PREPARE A PUNCH LIST OF ITEMS TO BE CORRECTED. THE P.C. SHALL CORRECT ANY DEFICIENCIES FOUND PROMPTLY, AT THEIR OWN EXPENSE.
15. FINAL COMPLETION: THE WORK SHALL NOT BE CONSIDERED COMPLETE UNTIL THE PUNCH LIST IS COMPLETED TO THE SATISFACTION OF THE ENGINEER AND ALL FINAL INSPECTIONS HAVE BEEN COMPLETED.
16. THE REQUIREMENTS OF THE STRETCH CODE HAVE BEEN ADOPTED BY THE LOCAL AUTHORITY, APPENDIX 115 AA, 780CMR. ALL WORK PERFORMED MUST CONFORM TO THESE REQUIREMENTS.

PLUMBING FIXTURE SCHEDULE

DWG ID	FIXTURE	MANUFACTURER	MODEL NO	REMARKS	GPM GPF	WASTE	VENT	CW	DHW
P–1	TOILET SEAT	TOTO TOTO	CST744EL DRAKE SS114	FLOOR–MOUNT, TANK–TYPE, ELONGATED, UNIVERSAL–HEIGHT, ADA, MaP: 1000G [4][6] SOFTCLOSE SEAT, ELONGATED, CLOSED FRONT, WITH LID	1.28 –	3" –	1–1/2" –	1/2" –	– –
P–2	LAVATORY FAUCET	TOTO SYMMONS	LT401.4 SLS2012–1.0 SYMMETRIX	DROP–IN, SELF–RIMMING, VITREOUS CHINA, CONCEALED FRONT OVERFLOW, 17–3/4"x20–3/4", ADA [6] SINGLE HANDLE, SINGLE HOLE DECK–MOUNT, POP–UP DRAIN, LIFT–ROD ASSEMBLY, LOW–FLOW AERATOR, ADA	– 1.0	1–1/2" –	1–1/4" –	– 1/2"	– 1/2"
P–3	BATHTUB SHOWER VALVE	AMERICAN STANDARD SYMMONS	239X.202 PRINCETON S–5502–X–1.5 ELM	AMERICAST, RECESS BATH, INTEGRAL OVERFLOW, LIFT & TURN DRAIN STOPPER, INTEGRAL APRON, [12] 60"x30"x14 PRESSURE–BALANCING, INTEGRAL SERVICE STOPS, DIVERTER TUB SPOUT, 3–MODE SPRAY SHOWER [6] HEAD	– 1.5	1–1/2" –	1–1/4" –	– 1/2"	– 1/2"
P–4	ADA SHOWER SHOWER VALVE	COMFORT DESIGNS SYMMONS	SST 6232 TR .75 C–96–300–B30–V–X	MOLDED, REINFORCED FIBERGLASS, 62–5/8"x32–1/2"x78", 18 GA SS GRAB BARS, WOOD–GRAIN [12] PHENOLIC FOLD–UP SEAT, INTEGRAL FRONT TRENCH DRAIN, 3/4" THRESHOLD PRESSURE–BALANCING MIXING VALVE, LEVER HANDLE, INTEGRAL SERVICE STOPS, WALL/HAND SHOWER, FLEXIBLE METAL HOSE, IN–LINE VACUUM BREAKER, 30" SLIDE BAR [6][9]	– 1.5	2" –	1–1/4" –	– 1/2"	– 1/2"
P–4A	SHOWER BASE SHOWER VALVE	COMFORT DESIGNS SYMMONS	SSB 3838 TR .75 C–96–1–X–1.5	SOLID SURFACE MOLDED REINFORCES FIBERGLASS, 38–1/2"x38–1/2"x4–1/2" OD, INTEGRAL FRONT DRAIN (CENTER), 3/4" THRESHOLD [12] COMMERCIAL SERIES, TEMPTROL PRESSURE–BALANCING MIXING VALVE, ADJUSTABLE STOP [6][9]	– 1.5	2" –	1–1/4" –	– 1/2"	– 1/2"
P–5	KITCHEN SINK KITCHEN FAUCET DRAIN DISPOSAL	ELKAY DELTA ELKAY IN–SINK–ERATOR	ECTSR25220BG CROSSTOWN 9159T–DST TRINSIC LK99 PRO 750 EVOLUTION	UNIVERSAL–MOUNT, SINGLE BOWL, 18 GA SS, 33"x22"x9, WITH SOUND GUARD UNDERCOAT [13][15] SINGLE HANDLE, DECK–MOUNT, 2–FUNCTION PULL–DOWN SPRAYER TYPE 304 STAINLESS STEEL BODY, REMOVABLE CONICAL BASKET STRAINER, RUBBER STOPPER CONTINUOUS FEED, 3/4 HP, SOUNDSEAL PLUS, MULTIGRIND, AUTO–REVERSE	– 1.5 – –	1–1/2" – – –	1–1/4" – – –	– 1/2" – –	– 1/2" – –
P–6	ADA KITCHEN SINK ADA KITCHEN FAUCET DISPOSAL	ELKAY DELTA IN–SINK–ERATOR	ELUHAD281655PD LUSTERTONE 9159T–DST TRINSIC PRO 750 EVOLUTION	UNDER–MOUNT, SINGLE BOWL, 18 GA SS, 30–1/2"x18–1/2"x5–3/8, WITH REAR CENTER PERFECT DRAIN SINGLE HANDLE, DECK–MOUNT, 2–FUNCTION PULL–DOWN SPRAYER [13][15] CONTINUOUS FEED, 3/4 HP, SOUNDSEAL PLUS, MULTIGRIND, AUTO–REVERSE	– 1.5 –	1–1/2" – –	1–1/4" – –	– 1/2" –	– 1/2" –
P–7	JANITOR'S SINK FAUCET	FIAT FIAT	MSB2424 830 AA	MOLDED STONE, FLOOR–MOUNTED, 10" HIGH WALLS, 1" WIDE SHOULDERS, STAINLESS STEEL DOME STRAINER, STAINLESS STEEL LINT BASKET, STAINLESS STEEL WALL GUARD WALL–MOUNT, VACUUM BREAKER, ADJUSTABLE WALL BRACE, PAIL HOOK, 3/4" HOSE THREAD ON SPOUT, 4–ARM HANDLES, 3" HEAVY DUTY 5/8" RUBBER HOSE, STAINLESS STEEL BRACKET WITH RUBBER GRIP	– –	3" –	1–1/2" –	– 1/2"	– 1/2"
P–8	FLOOR DRAIN TRAP PRIMER	J R SMITH J R SMITH	2005–P050–NB 2699	GENERAL SERVICE, DUCO CAST IRON BODY, FLASHING COLLAR, ADJUSTABLE STRAINER HEAD, 1/2" TRAP PRIMER CONNECTION AUTOMATIC, CAST BRONZE, 1/2" CONNECTION	– –	2" –	1–1/4" –	– 1/2"	– –
P–9	INTERIOR HOSE BIBB	WOODFORD	MODEL 86	CLOSE–COUPLED, BACKFLOW–PROTECTED, LOOSE TEE KEY	–	–	–	1/2"	–
P–10	EXTERIOR WALL HYDRANT	WOODFORD	B65	FREEZE–PROOF, VACUUM BREAKER, ANTI–SIPHON, TEE KEY–OPERATED, CHROME FINISH, WITH BRASS BOX AND DOOR	–	–	–	3/4"	'
P–11	ROOF DRAIN OVERFLOW DRAIN	J R SMITH	1800–U–AE–CID	DUCO CAST IRON BODIES, COMBINED FLASHING CLAMP & GRAVEL STOP, DECK PLATE, OVERFLOW DRAIN WITH 3–1/2" HIGH INTERNAL WATER DAM STANDPIPE, ADJUSTABLE EXTENSION, VANDAL–PROOF CAST IRON DOME	–	SEE PLAN FOR SIZING	–	–	–
P–12	OVERFLOW DOWNSPOUT NOZZLE	J R SMITH	1770–NB–BS	CAST NICKEL–BRONZE AND FLANGE, BIRD SCREEN	–	SEE PLAN FOR SIZING	–	–	–
P–13	LAUNDRY VALVE	SYMMONS	W–602–x	IN–WALL SUPPLY & DRAIN, BRASS SUMP PAN, LEVER CONTROL, WITH SERVICE STOPS [14]	–	2"	1–1/4"	1/2"	1/2"
P–14	COMMERCIAL TOILET FLUSH VALVE SEAT CLOSET CARRIER	AMERICAN STANDARD AMERICAN STANDARD AMERICAN STANDARD J R SMITH	2257.101 AFWALL 6047.121.002 5901.100 0450	WALL–MOUNT, FLUSH VALVE, TOP–SPUD, ELONGATED, HIGH EFFICIENCY, SIPHON JET, MaP: 1000g MANUAL FLUSH, PISTON–TYPE, HIGH PRESSURE VACUUM BREAKER, NON–HOLD OPEN HANDLE HEAVY DUTY, OPEN FRONT, LESS COVER COMPACT, CENTER LINE TYPE	– – – –	3" – – –	1–1/2" – – –	– 1" – –	– – – –
P–15	COMMERCIAL LAVATORY FAUCET CONCEALED ARM CARRIER	AMERICAN STANDARD AMERICAN STANDARD J R SMITH	0954.000 MURRO 7502.170 MONTERREY 0710	WALL–MOUNT, REAR OVERFLOW, RECESSED SELF–DRAINING DECK, DRILLED FOR CONCEALED ARM CARRIER, 22"x21–1/4", WITH VITREOUS CHINA SHROUD (0059.020) DECK–MOUNT, CENTERSET, WRIST BLADE HANDLES, GRID STRAINER DRAIN	– – –	1–1/2" – –	1–1/4" – –	– 1/2" –	– 1/2" –

[1] PROVIDE QUARTER–TURN STOP VALVES. FOR CONCEALED–TYPE FIXTURES PROVIDE INTEGRAL STOP VALVES OR CONCEALED STOP VALVES WITH ACCESS PANEL. FOR EXPOSED FIXTURES PROVIDE CHROME–PLATED VALVES, PIPING, AND ESCUTCHEONS FOR EACH FIXTURE.
[2] PROVIDE AIR CHAMBERS @ CONNECTIONS TO ALL FIXTURES.
[3] ARCHITECT WILL SELECT COLOR AND FINISH DURING SUBMITTAL REVIEW. COLOR AND FINISH WILL BE SELECTED FROM MANUFACTURER'S STANDARD OPTIONS UNLESS SPECIFICALLY NOTED OTHERWISE.
[4] SELECT HANDEDNESS OF FIXTURE SUCH THAT HANDLE IS LOCATED ON APPROACH SIDE
[5] ALL PLUMBING FIXTURES SHALL BE LEAD–FREE AS REQUIRED BY THE "REDUCTION OF LEAD IN DRINKING WATER ACT".
[6] FIXTURE SHALL BE EPA WATERSENSE LABELLED. WHERE FIXTURE MANUFACTURER HAS NOT APPLIED FOR WATERSENSE CERTIFICATION, FIXTURE HAS BEEN SPECIFIED TO MEET WATERSENSE GUIDELINES.
[7] ALL TRAPS SHALL BE CHROME–PLATED BRASS.
[8] PROVIDE CLEANOUT AT KITCHEN SINKS.
[9] PROVIDE MANUFACTURER'S FLOW–LIMITING SPINDLE TO LIMIT FLOW TO 1.5 GPM.
[10] CONFIRM LOCATION OF SHOWER VALVE AND HEAD WITH ARCHITECT PRIOR TO INSTALLATION.
[11] PROVIDE TRU–BRO PIPE PROTECTION PADDING
[12] VERIFY MEASUREMENT/SIZE IN FIELD BEFORE ORDERING (E.G TUBS & HC SHOWERS).
[13] PROVIDE WASTE AND DHW CONNECTION FOR DISHWASHER.
[14] PROVIDE ASSE–1010 COMPLIANT WATER HAMMER ARRESTER. UNIT SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION
[15] PROVIDE CW CONNECTION TO REFRIGERATOR ICE MAKER. PROVIDE DEDICATED 1/4–TURN ISOLATION VALVE IN SINK BASE CABINET AND 1/4" PIPING TO ICE MAKER.

PLUMBING EQUIPMENT SCHEDULE

REQUIRES ELECTRICITY — DOES NOT REQUIRE ELECTRICITY [1]

DWG ID	EQUIPMENT	MANUFACTURER	MODEL NUMBER	PERFORMANCE	ELECTRICAL DATA V/Ø/Hz HP
DHW–1	DHW HEATER	NAVIEN	NPE–240A	199,000 BTU/Hr, 96 EFF., 5.6 GPM @ 67°ΔT, 3/4" CW/DHW CONNECTION, 82 LBS, DIRECT VENT	120/1/60
DHW–2	ELECTRIC INSTANTANEOUS DHW HEATER	EEMAX	SP4208–EX	UNDER SINK MOUNT, NI CHROME ELEMENT, UL–LISTED, 1/2" COMPRESSION FITTINGS AT BOTTOM OF UNIT	208/1/60
SP–1	SIMPLEX PUMP ALARM/CONTROLS	ZOELLER ZOELLER	MODEL 161 MODEL 10–2149	OIL GUARD SYSTEM, POWDER COATED EPOXY CAST IRON, STAINLESS STEEL FITTINGS, 85 GPM/15 FT HD NEMA 4X WATERTIGHT ENCLOSURE, OIL SMART LIQUID ALARM SWITCH, AUDIBLE/VISUAL ALARMS, VARIABLE LEVEL FLOAT SWITCH, LINE CORD	115/1/60 1/2Hp
TV–1	DHW TEMPERING VALVE	HONEYWELL	AM–101–1	PROPORTIONAL THERMOSTATIC MIXING AND DIVERTING VALVE, MAX FLOW 12 GPM, CV 3.1	N/A

[1] COORDINATE ALL ELECTRICAL CHARACTERISTICS W/ EC BEFORE ORDERING EQUIPMENT.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

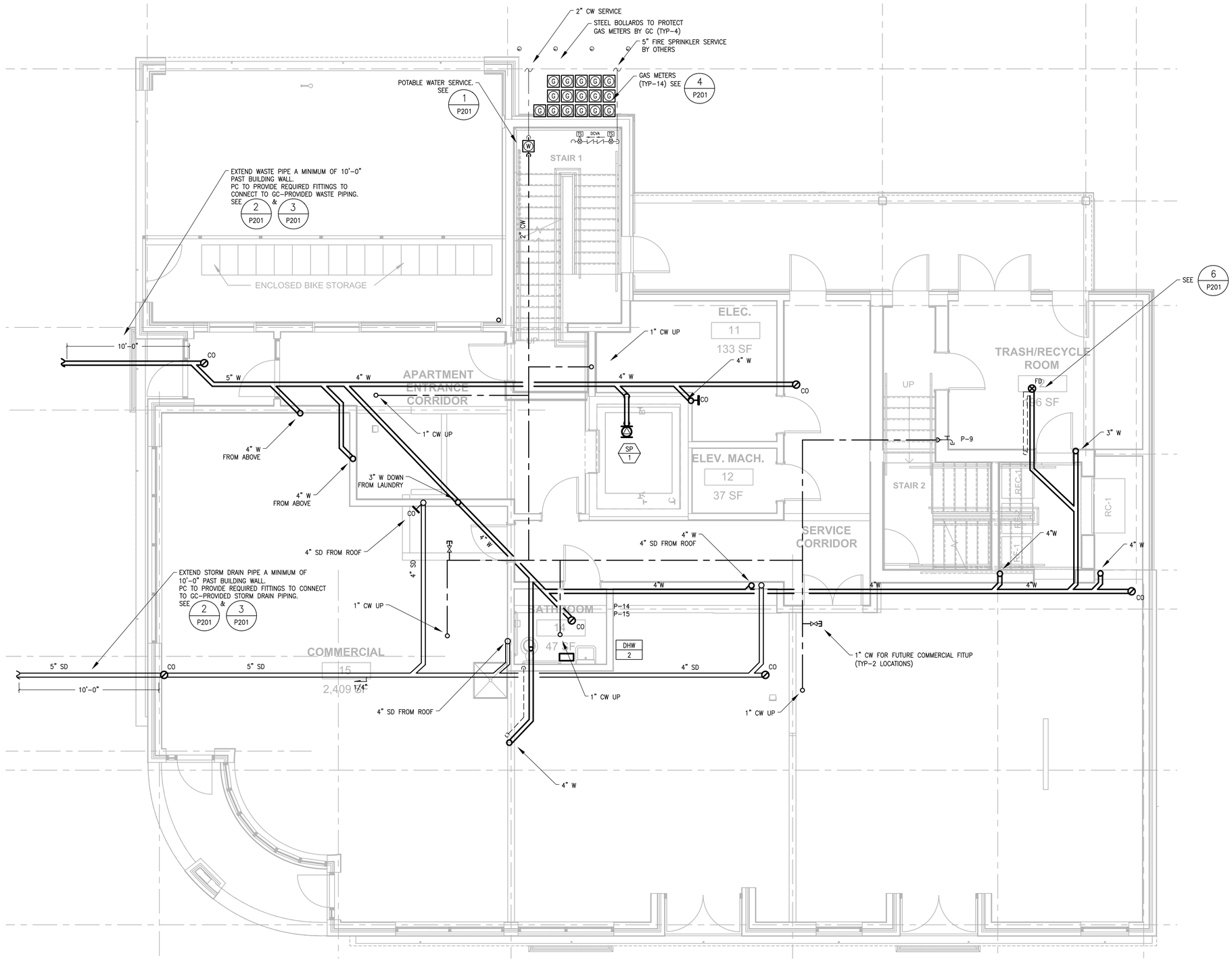
DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
PLUMBING LEGEND, NOTES, & SCHEDULES

Designed	RWS
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019
Drawing No.	P001



1 P101 FIRST FLOOR PLUMBING PLAN

SCALE: 1/4" = 1'-0"

PLUMBING NOTES

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURER'S INSTRUCTIONS.
3. THIS PROJECT MUST CONFORM TO THE REQUIREMENTS OF THE "STRETCH CODE", 780 CMR 120AA.
4. PC TO PROVIDE COORDINATION DRAWINGS. ALL REQUIRED PENETRATION OF STRUCTURAL FLOOR FRAMING MUST BE IDENTIFIED IN DRAWINGS. NO FIELD MODIFICATIONS OF FLOOR FRAMING IS PERMITTED.
5. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELD AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
6. PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
7. INSTALL ALL PIPING ON WARM SIDE OF BUILDING INSULATION.
8. INSULATE ALL CW, DHW, DHWR, & STORM DRAIN PIPING.
9. ALL WASTE & STORM PIPING RUNNING THROUGH GARAGE AREAS SHALL BE INSULATED WITH 1" FIBERGLASS.
10. PITCH WASTE AT MINIMUM 1/8" PER FOOT FOR 4" DIAMETER AND LARGER PIPES, 1/4" FOR PIPES LESS THAN 4" IN DIAMETER.
11. PC TO PROVIDE ALL REQUIRED FITTINGS AND CONNECTIONS TO CONNECT WITH SITE CONTRACTOR PROVIDED WASTE, STORM DRAINS, GAS, AND CW SERVICES.
12. ALL WASTE AND VENTS WITHIN RESIDENTIAL SPACES TO BE SOLID CORE PVC. ALL WASTE AND VENTS WITHIN AND/OR SERVING COMMERCIAL SPACES AND GARAGE TO BE CAST IRON. ALL WASTE AND VENT BELOW SLAB TO BE CAST IRON.
13. ALL VERTICAL WASTE & STORM PIPING RISERS RUNNING THROUGH GARAGE AREAS SHALL INCLUDE ALUMINUM PROTECTIVE COVERING
14. ALL PVC WASTE PIPE RISERS THROUGH RESIDENTIAL SPACES SHALL BE INSULATED WITH 1" FIBERGLASS
15. PROVIDE 1/2" CLOSED-CELL FOAM SLEEVES FOR ALL PIPE WHICH PENETRATES SLAB-ON-GRADE FLOOR PRIOR TO POURING CONCRETE.
16. PROVIDE LOCAL ISOLATION, STOP VALVE, ETC. FOR DHW AND CW FEEDS TO EACH PLUMBING FIXTURE
17. VENT FIXTURES PER SCHEDULE AND CONNECT TO RISERS & VENT MAINS SHOWN ON PLAN. ALL VENT PIPING NOT SHOWN.
18. PC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
19. PC TO SUPPLY ACCESS HATCHES. GC TO INSTALL.
20. PRIME AND PAINT ALL EXTERIOR GAS PIPE PER SPEC.
21. FOR RISER DIAGRAMS AND PIPE SIZES, SEE P301. P302, P303, & P304.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

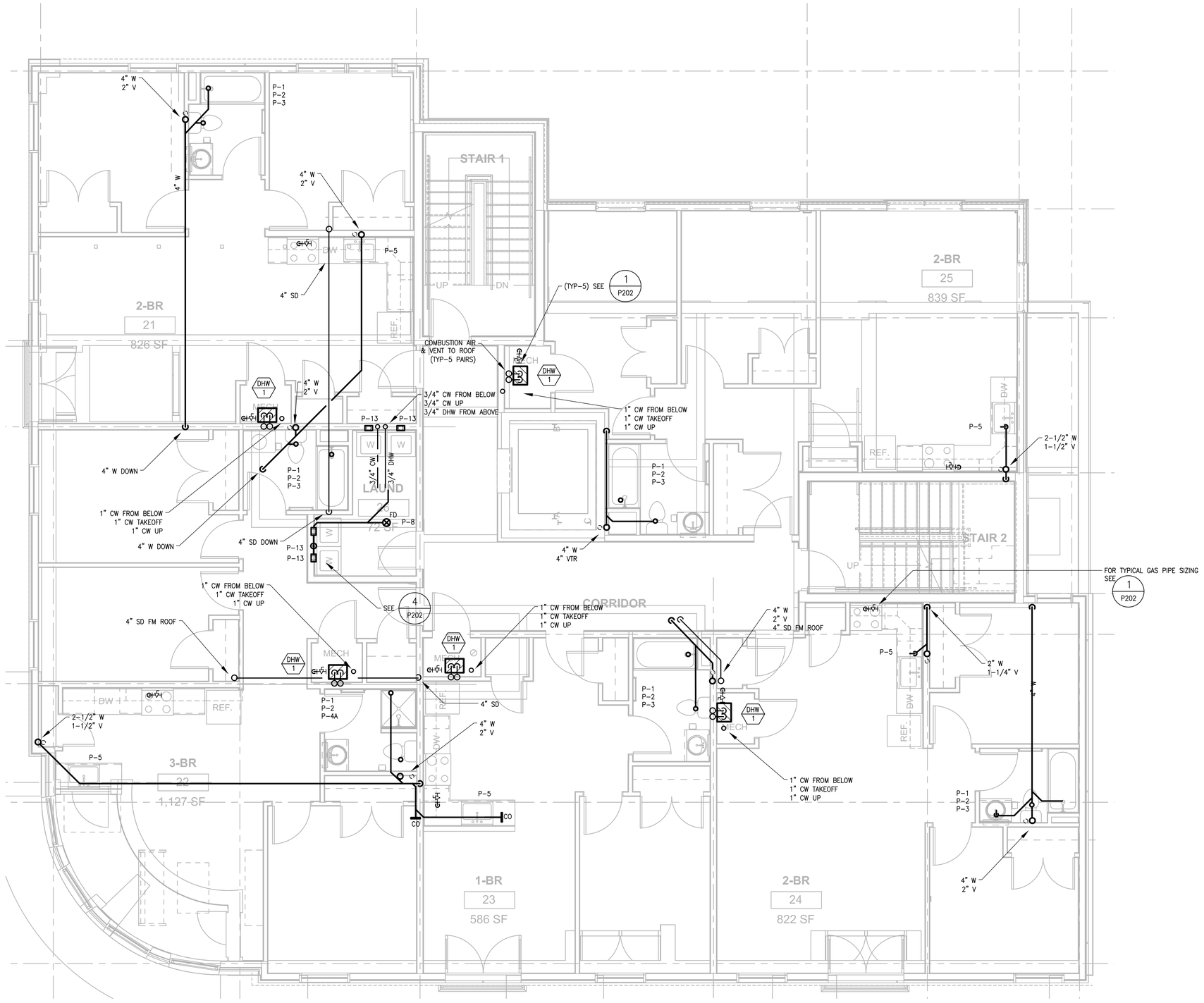
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
FIRST FLOOR
PLUMBING PLAN

Designed	RWS
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
P101



1 P102 SECOND FLOOR PLUMBING PLAN

SCALE: 1/4" = 1'-0"

PLUMBING NOTES

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURER'S INSTRUCTIONS.
3. THIS PROJECT MUST CONFORM TO THE REQUIREMENTS OF THE "STRETCH CODE", 780 CMR 120AA.
4. PC TO PROVIDE COORDINATION DRAWINGS. ALL REQUIRED PENETRATION OF STRUCTURAL FLOOR FRAMING MUST BE IDENTIFIED IN DRAWINGS. NO FIELD MODIFICATIONS OF FLOOR FRAMING IS PERMITTED.
5. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELD AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
6. PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
7. INSTALL ALL PIPING ON WARM SIDE OF BUILDING INSULATION.
8. INSULATE ALL CW, DHW, DHWR, & STORM DRAIN PIPING.
9. ALL WASTE & STORM PIPING RUNNING THROUGH GARAGE AREAS SHALL BE INSULATED WITH 1" FIBERGLASS.
10. PITCH WASTE AT MINIMUM 1/8" PER FOOT FOR 4" DIAMETER AND LARGER PIPES, 1/4" FOR PIPES LESS THAN 4" IN DIAMETER.
11. PC TO PROVIDE ALL REQUIRED FITTINGS AND CONNECTIONS TO CONNECT WITH SITE CONTRACTOR PROVIDED WASTE, STORM DRAINS, GAS, AND CW SERVICES.
12. ALL WASTE AND VENTS WITHIN RESIDENTIAL SPACES TO BE SOLID CORE PVC. ALL WASTE AND VENTS WITHIN AND/OR SERVING COMMERCIAL SPACES AND GARAGE TO BE CAST IRON. ALL WASTE AND VENT BELOW SLAB TO BE CAST IRON.
13. ALL VERTICAL WASTE & STORM PIPING RISERS RUNNING THROUGH GARAGE AREAS SHALL INCLUDE ALUMINUM PROTECTIVE COVERING
14. ALL PVC WASTE PIPE RISERS THROUGH RESIDENTIAL SPACES SHALL BE INSULATED WITH 1" FIBERGLASS
15. PROVIDE 1/2" CLOSED-CELL FOAM SLEEVES FOR ALL PIPE WHICH PENETRATES SLAB-ON-GRADE FLOOR PRIOR TO POURING CONCRETE.
16. PROVIDE LOCAL ISOLATION, STOP VALVE, ETC. FOR DHW AND CW FEEDS TO EACH PLUMBING FIXTURE
17. VENT FIXTURES PER SCHEDULE AND CONNECT TO RISERS & VENT MAINS SHOWN ON PLAN. ALL VENT PIPING NOT SHOWN.
18. PC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
19. PC TO SUPPLY ACCESS HATCHES. GC TO INSTALL.
20. PRIME AND PAINT ALL EXTERIOR GAS PIPE PER SPEC.
21. FOR RISER DIAGRAMS AND PIPE SIZES, SEE P301. P302, P303, & P304.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

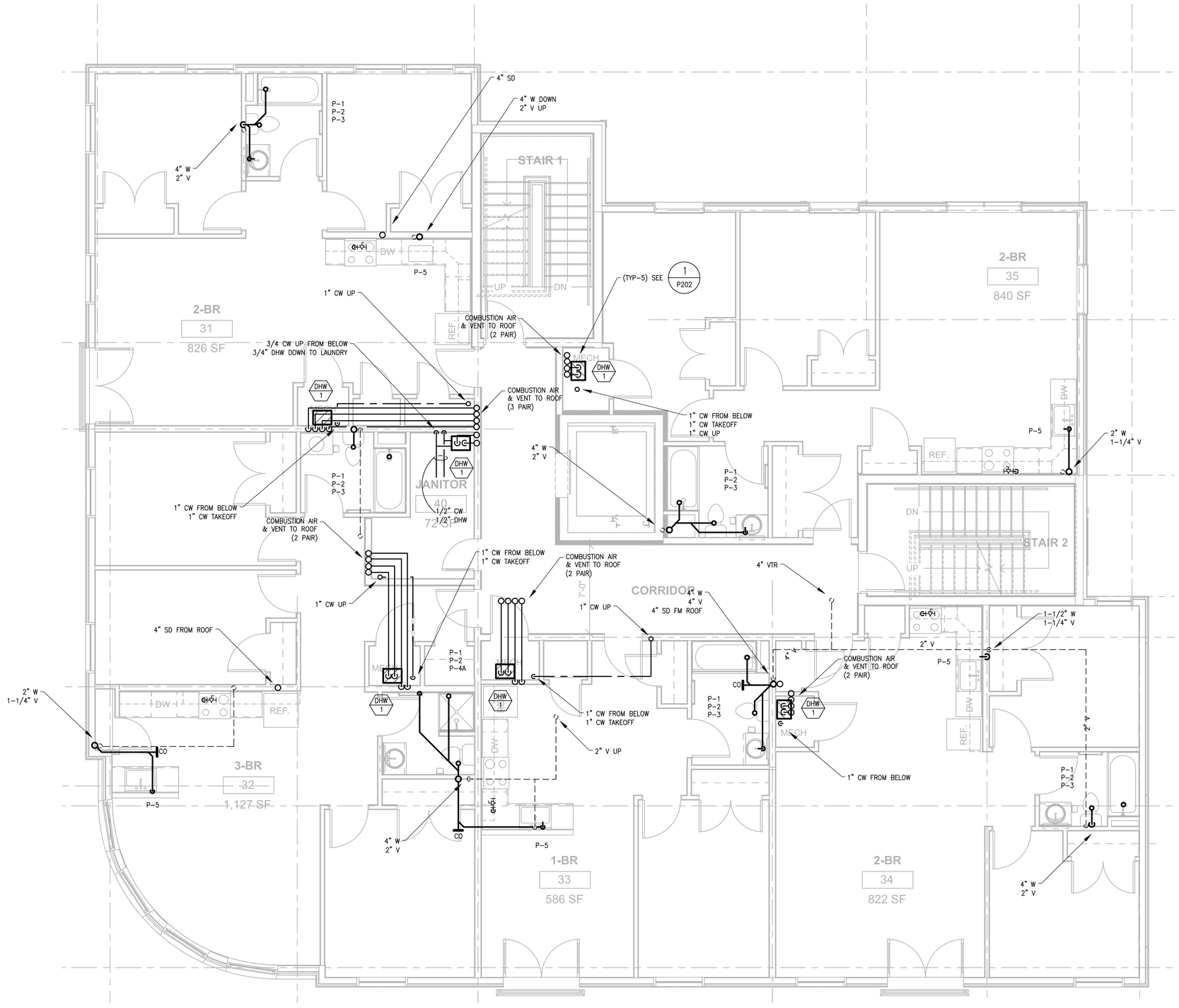
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
SECOND FLOOR
PLUMBING PLAN

Designed	RWS
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
P102



1 P103 THIRD FLOOR PLUMBING PLAN

SCALE: 1/4" = 1'-0"

PLUMBING NOTES

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURER'S INSTRUCTIONS.
3. THIS PROJECT MUST CONFORM TO THE REQUIREMENTS OF THE "STRETCH CODE", 780 CMR 120AA.
4. PC TO PROVIDE COORDINATION DRAWINGS. ALL REQUIRED PENETRATION OF STRUCTURAL FLOOR FRAMING MUST BE IDENTIFIED IN DRAWINGS. NO FIELD MODIFICATIONS OF FLOOR FRAMING IS PERMITTED.
5. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELD AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
6. PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
7. INSTALL ALL PIPING ON WARM SIDE OF BUILDING INSULATION.
8. INSULATE ALL CW, DHW, DHWR, & STORM DRAIN PIPING.
9. ALL WASTE & STORM PIPING RUNNING THROUGH GARAGE AREAS SHALL BE INSULATED WITH 1" FIBERGLASS.
10. PITCH WASTE AT MINIMUM 1/8" PER FOOT FOR 4" DIAMETER AND LARGER PIPES, 1/4" FOR PIPES LESS THAN 4" IN DIAMETER.
11. PC TO PROVIDE ALL REQUIRED FITTINGS AND CONNECTIONS TO CONNECT WITH SITE CONTRACTOR PROVIDED WASTE, STORM DRAINS, GAS, AND CW SERVICES.
12. ALL WASTE AND VENTS WITHIN RESIDENTIAL SPACES TO BE SOLID CORE PVC. ALL WASTE AND VENTS WITHIN AND/OR SERVING COMMERCIAL SPACES AND GARAGE TO BE CAST IRON. ALL WASTE AND VENT BELOW SLAB TO BE CAST IRON.
13. ALL VERTICAL WASTE & STORM PIPING RISERS RUNNING THROUGH GARAGE AREAS SHALL INCLUDE ALUMINUM PROTECTIVE COVERING
14. ALL PVC WASTE PIPE RISERS THROUGH RESIDENTIAL SPACES SHALL BE INSULATED WITH 1" FIBERGLASS
15. PROVIDE 1/2" CLOSED-CELL FOAM SLEEVES FOR ALL PIPE WHICH PENETRATES SLAB-ON-GRADE FLOOR PRIOR TO POURING CONCRETE.
16. PROVIDE LOCAL ISOLATION, STOP VALVE, ETC. FOR DHW AND CW FEEDS TO EACH PLUMBING FIXTURE
17. VENT FIXTURES PER SCHEDULE AND CONNECT TO RISERS & VENT MAINS SHOWN ON PLAN. ALL VENT PIPING NOT SHOWN.
18. PC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
19. PC TO SUPPLY ACCESS HATCHES. GC TO INSTALL.
20. PRIME AND PAINT ALL EXTERIOR GAS PIPE PER SPEC.
21. FOR RISER DIAGRAMS AND PIPE SIZES, SEE P301. P302, P303, & P304.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

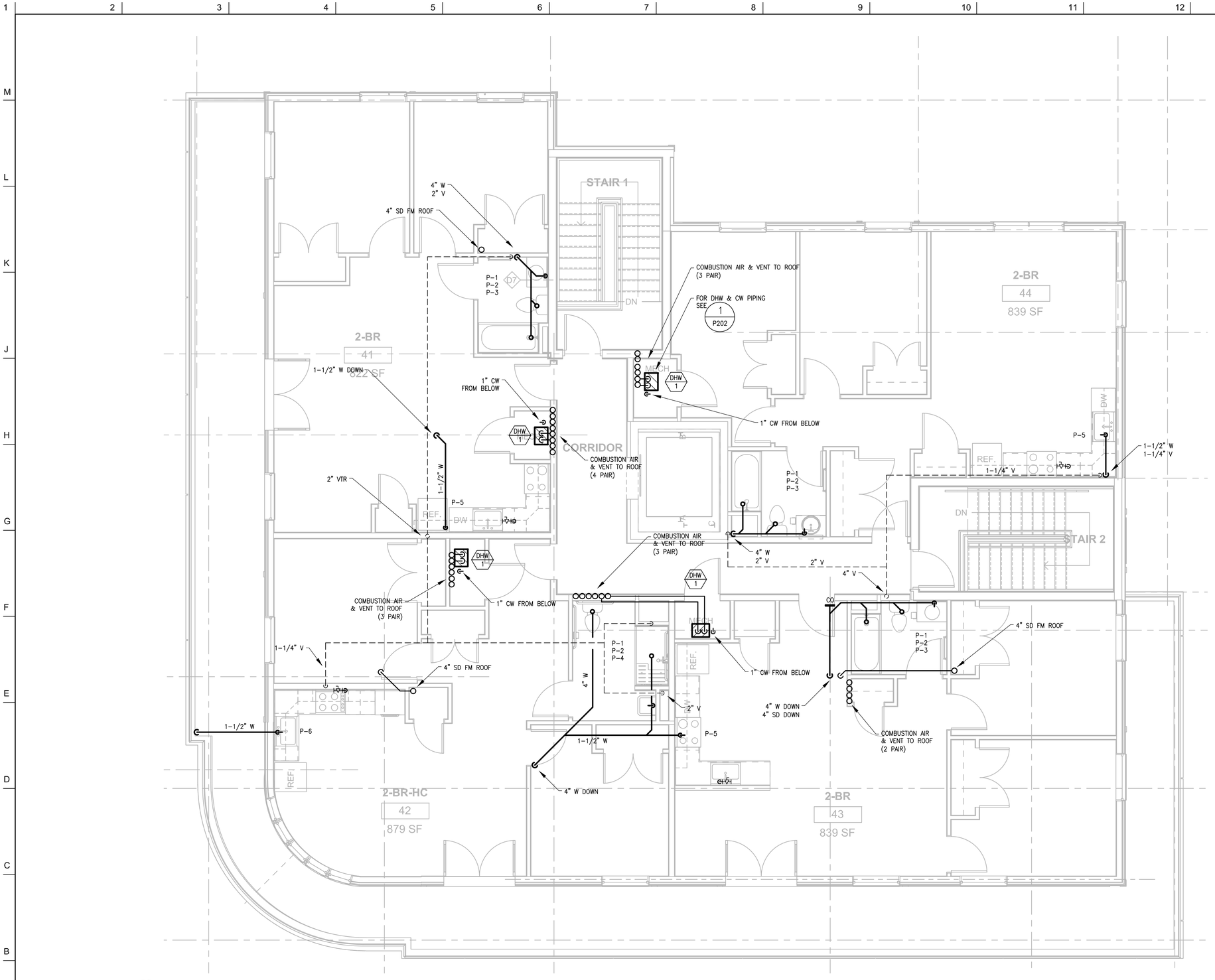
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
THIRD FLOOR
PLUMBING PLAN

Designed	RWS
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
P103



1 P104 FOURTH FLOOR PLUMBING PLAN

SCALE: 1/4" = 1'-0"

PLUMBING NOTES

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURER'S INSTRUCTIONS.
3. THIS PROJECT MUST CONFORM TO THE REQUIREMENTS OF THE "STRETCH CODE", 780 CMR 120AA.
4. PC TO PROVIDE COORDINATION DRAWINGS. ALL REQUIRED PENETRATION OF STRUCTURAL FLOOR FRAMING MUST BE IDENTIFIED IN DRAWINGS. NO FIELD MODIFICATIONS OF FLOOR FRAMING IS PERMITTED.
5. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELD AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
6. PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
7. INSTALL ALL PIPING ON WARM SIDE OF BUILDING INSULATION.
8. INSULATE ALL CW, DHW, DHWR, & STORM DRAIN PIPING.
9. ALL WASTE & STORM PIPING RUNNING THROUGH GARAGE AREAS SHALL BE INSULATED WITH 1" FIBERGLASS.
10. PITCH WASTE AT MINIMUM 1/8" PER FOOT FOR 4" DIAMETER AND LARGER PIPES, 1/4" FOR PIPES LESS THAN 4" IN DIAMETER.
11. PC TO PROVIDE ALL REQUIRED FITTINGS AND CONNECTIONS TO CONNECT WITH SITE CONTRACTOR PROVIDED WASTE, STORM DRAINS, GAS, AND CW SERVICES.
12. ALL WASTE AND VENTS WITHIN RESIDENTIAL SPACES TO BE SOLID CORE PVC. ALL WASTE AND VENTS WITHIN AND/OR SERVING COMMERCIAL SPACES AND GARAGE TO BE CAST IRON. ALL WASTE AND VENT BELOW SLAB TO BE CAST IRON.
13. ALL VERTICAL WASTE & STORM PIPING RISERS RUNNING THROUGH GARAGE AREAS SHALL INCLUDE ALUMINUM PROTECTIVE COVERING
14. ALL PVC WASTE PIPE RISERS THROUGH RESIDENTIAL SPACES SHALL BE INSULATED WITH 1" FIBERGLASS
15. PROVIDE 1/2" CLOSED-CELL FOAM SLEEVES FOR ALL PIPE WHICH PENETRATES SLAB-ON-GRADE FLOOR PRIOR TO POURING CONCRETE.
16. PROVIDE LOCAL ISOLATION, STOP VALVE, ETC. FOR DHW AND CW FEEDS TO EACH PLUMBING FIXTURE
17. VENT FIXTURES PER SCHEDULE AND CONNECT TO RISERS & VENT MAINS SHOWN ON PLAN. ALL VENT PIPING NOT SHOWN.
18. PC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
19. PC TO SUPPLY ACCESS HATCHES. GC TO INSTALL.
20. PRIME AND PAINT ALL EXTERIOR GAS PIPE PER SPEC.
21. FOR RISER DIAGRAMS AND PIPE SIZES, SEE P301. P302, P303, & P304.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

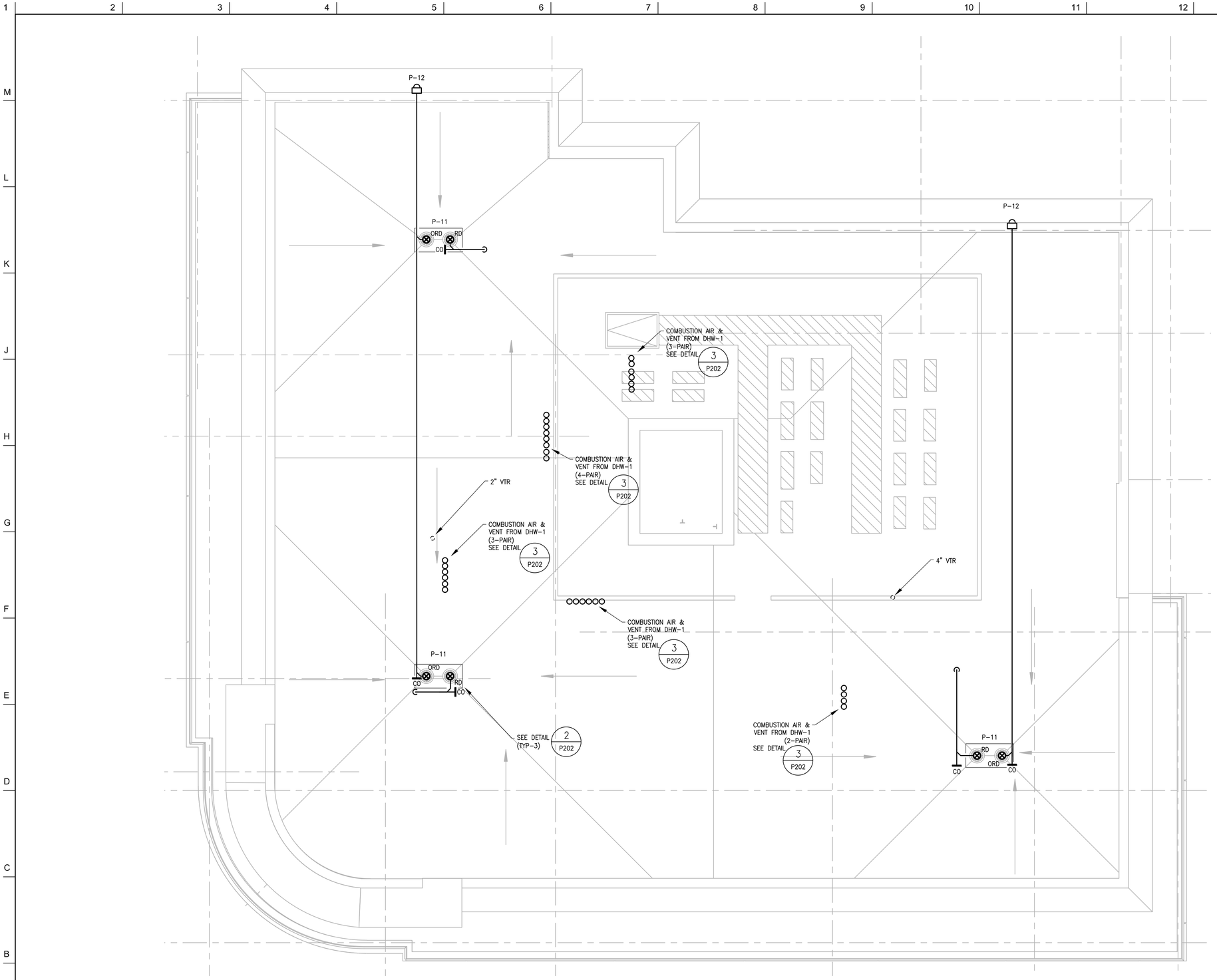
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
FOURTH FLOOR
PLUMBING PLAN

Designed	RWS
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
P104



1 P105 ROOF PLUMBING PLAN

SCALE: 1/4" = 1'-0"

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

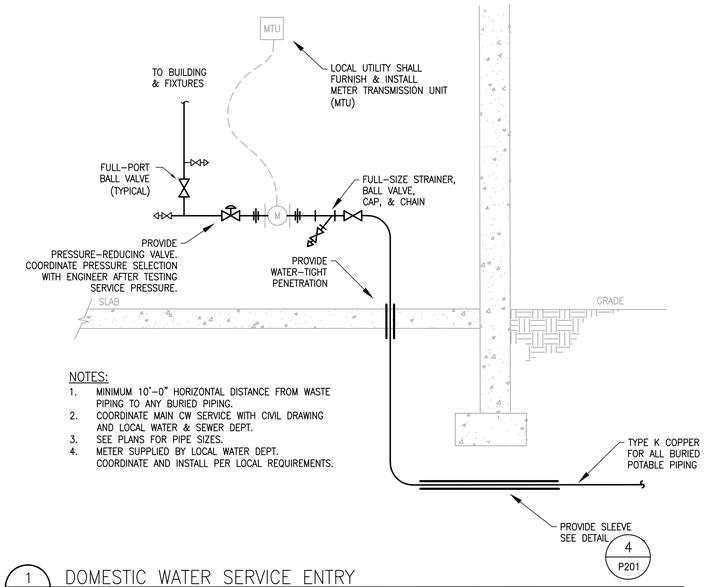
Title
ROOF PLUMBING PLAN

Designed	RWS
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
P105

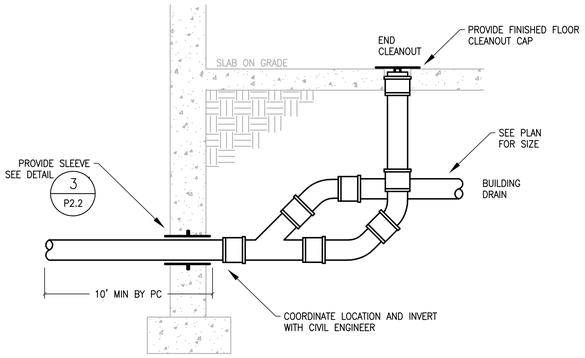
© Copyright 2016 Davis Square Architects, Inc.

WATER METER:
WATER METER PROVIDED BY LOCAL UTILITY.
INSTALLATION SHALL INCLUDE 1" TEST TAP
WITH 1-1/4" FORD BALL VALVE.

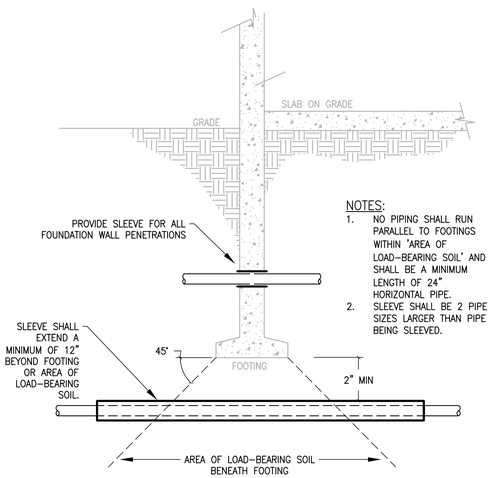


NOTES:
1. MINIMUM 10'-0" HORIZONTAL DISTANCE FROM WASTE PIPING TO ANY BURIED PIPING.
2. COORDINATE MAIN CW SERVICE WITH CIVIL DRAWING AND LOCAL WATER & SEWER DEPT.
3. SEE PLANS FOR PIPE SIZES.
4. METER SUPPLIED BY LOCAL WATER DEPT. COORDINATE AND INSTALL PER LOCAL REQUIREMENTS.

1 P201 DOMESTIC WATER SERVICE ENTRY
SCALE: NTS



2 P201 SEWER & STORM DRAIN @ FOUNDATION WALL
SCALE: N.T.S.



NOTES:
1. NO PIPING SHALL RUN PARALLEL TO FOOTINGS WITHIN "AREA OF LOAD-BEARING SOIL" AND SHALL BE A MINIMUM LENGTH OF 24" HORIZONTAL PIPE.
2. SLEEVE SHALL BE 2 PIPE SIZES LARGER THAN PIPE BEING SLEEVED.

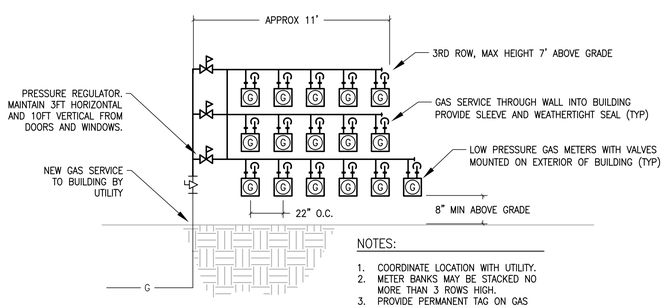
3 P201 PIPE SLEEVE DETAIL
SCALE: NTS

APT	GAS PIPE SIZE
21	1"
22	1-1/4"
23	1-1/4"
24	1-1/4"
25	1-1/4"

APT	GAS PIPE SIZE
31	1-1/4"
32	1-1/4"
33	1-1/4"
34	1-1/4"
35	1-1/4"

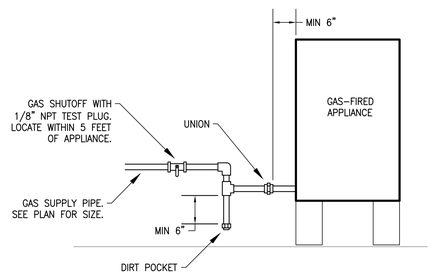
APT	GAS PIPE SIZE
41	1-1/4"
42	1-1/4"
43	1-1/4"
44	1-1/4"

COMMERCIAL	2"
COMMERCIAL	2"

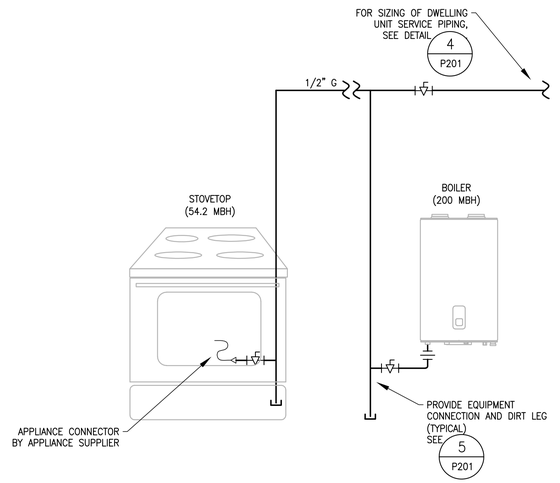


NOTES:
1. COORDINATE LOCATION WITH UTILITY.
2. METER BANKS MAY BE STACKED NO MORE THAN 3 ROWS HIGH.
3. PROVIDE PERMANENT TAG ON GAS LINE INDICATING UNIT SERVED.

4 P201 GAS SERVICE ENTRY
SCALE: NTS



5 P201 GAS APPLIANCE CONNECTION DETAIL
SCALE: NTS



6 P3.2 TYPICAL DWELLING UNIT GAS PIPING SCHEMATIC
SCALE: NTS

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

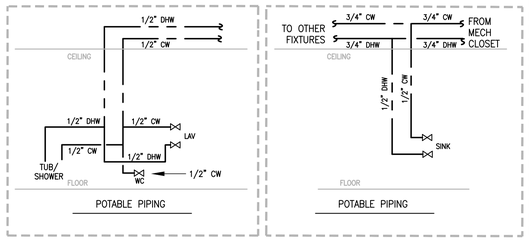
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
PLUMBING DETAILS

Designed	RWS
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

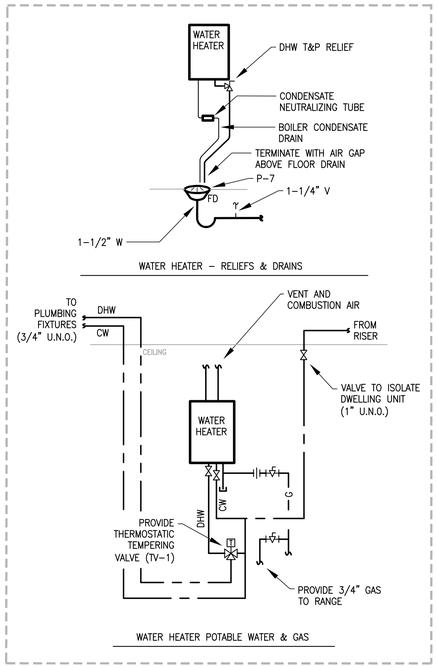
Drawing No.
P201



NOTES:

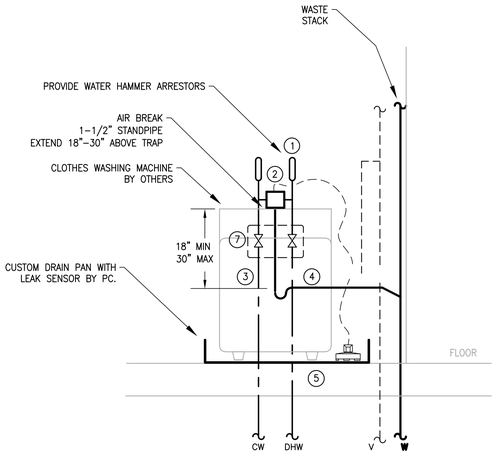
1. INSULATE ALL CW & DHW PIPING
2. FOR RISER SIZES, SEE PLANS
3. PROVIDE 1/4–TURN STOP VALVES AT ALL FIXTURES
4. FIRST FLOOR APARTMENTS: PIPING NOT PERMITTED WITHIN FLOOR SLAB

CLOSET



1 P202 TYPICAL APARTMENT POTABLE WATER CONNECTIONS

SCALE: NTS

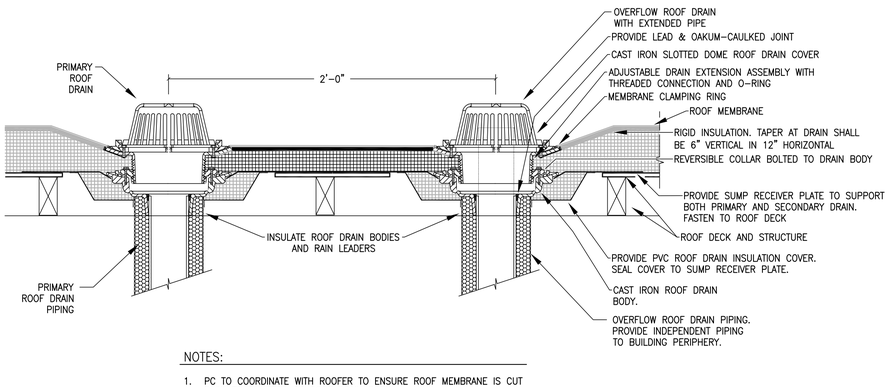


NOTES:

1. PROVIDE WATER HAMMER ARRESTORS FOR BOTH HOT AND COLD WATER FEEDS. PROVIDE SUBMITTAL.
2. LAUNDRY VALVE BOX AND LEAK DETECTOR. SEE FIXTURE SCHEDULE.
3. CLOTHES WASHER AND FLEXIBLE BRAIDED HOSES PROVIDED BY GC. PC TO PROVIDE CONNECTIONS AND FULL FUNCTION TEST.
4. STANDPIPE WASTE TO DEDICATED LAUNDRY WASTE STACK.
5. LAUNDRY PAN PER PLUMBING FIXTURE SCHEDULE.
6. LEAK SENSOR. LOCATE BEHIND WASHER.
7. ISOLATION VALVES ON WATER SUPPLY WITH ACCESS PANEL

4 P202 CLOTHES WASHER DETAIL WITH LEAK SENSOR

SCALE: NTS

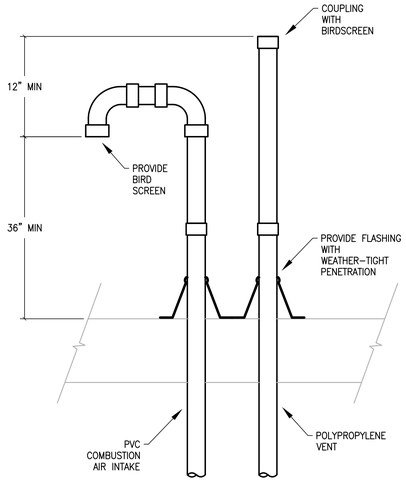


NOTES:

1. PC TO COORDINATE WITH ROOFER TO ENSURE ROOF MEMBRANE IS CUT BACK TO DIAMETER OF ROOF DRAIN BODY.
2. PC TO COORDINATE WITH GC TO ENSURE INSULATION AT DRAINS IS TAPERED TO ALLOW FOR PROPER DRAIN INSTALLATION.

2 P202 ROOF DRAIN WITH OVERFLOW

SCALE: NOT TO SCALE



NOTES:

1. STRICTLY OBSERVE THE MANUFACTURER'S REQUIREMENTS REGARDING PIPE SIZING AND MAXIMUM EQUIVALENT LENGTH.
2. VENTING SHALL PITCH CONTINUOUSLY DOWNWARD TOWARDS HEATING UNIT.
3. TERMINATE DIRECT VENT AT THE EXTERIOR OF THE BUILDING IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. USE ONLY MANUFACTURER–SUPPLIED TERMINATIONS OR FIELD–SUPPLIED FITTINGS ASSEMBLED USING THE MANUFACTURER'S APPROVED CONFIGURATION FOR THE APPLIANCE. OBSERVE MANUFACTURER'S AND NFPA 54 REQUIRED VENT TERMINATION CLEARANCES TO BUILDING OPENINGS INCLUDING DOORS, WINDOWS, AND AIR INLETS. THE MORE STRINGENT OF THE TWO REQUIREMENTS SHALL APPLY.
4. VENT MUST TERMINATE AT LEAST 3 FEET ABOVE THE HIGHEST PLACE IN WHICH THE VENT PENETRATES THE ROOF AND AT LEAST 2 FEET ABOVE ANY PART OF THE BUILDING WITHIN 10 HORIZONTAL FEET.
5. COMBUSTION AIR PIPING MUST TERMINATE IN A DOWN–TURNED 180° RETURN PIPE NO FURTHER THAN 2 FEET FROM THE CENTER OF THE VENT PIPE.
6. MAINTAIN MINIMUM VERTICAL 12" FROM ANY VENT OUTLET TO ANY AIR INLET.
7. WHERE MULTIPLE DIRECT VENT APPLIANCES TERMINATE ON THE SAME WALL, MAINTAIN AT LEAST 12" BETWEEN THE VENT OF ONE UNIT AND COMBUSTION AIR INTAKE OF ADJACENT UNIT.

3 P–202 DHW COMBUSTION AIR INTAKE & VENT

SCALE: NTS

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

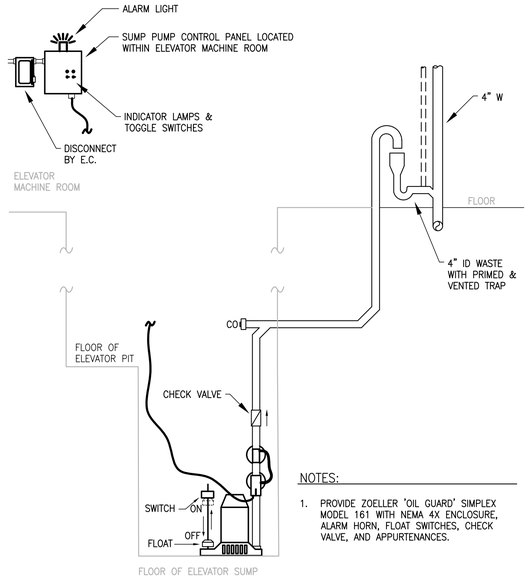
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
PLUMBING DETAILS

Designed	RWS
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

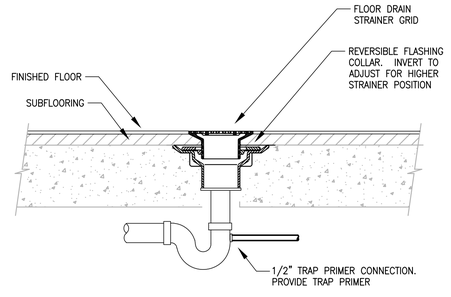
Drawing No.
P202



NOTES:

1. PROVIDE ZOELLER 'OIL GUARD' SIMPLEX MODEL 161 WITH NEMA 4X ENCLOSURE, ALARM HORN, FLOAT SWITCHES, CHECK VALVE, AND APPURTENANCES.

1 P203 ELEVATOR SUMP PUMP
SCALE: NOT TO SCALE



2 P203 FLOOR DRAIN WITH TRAP PRIMER
SCALE: NOT TO SCALE

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
PLUMBING DETAILS

Designed	RWS
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
P203

© Copyright 2016 Davis Square Architects, Inc.

FLOW TEST DATA

TEST DATE:	–		
SOURCE:	–		
LOCATION:	–		
STATIC HYDRANT:	–	WATER MAIN:	–" DIA
FLOW HYDRANT:	–	WATER MAIN:	–" DIA
STATIC PRESSURE:	– psi		
RESIDUAL PRESSURE:	– psi		
FLOW:	– gpm		

SPRINKLER HEAD SCHEDULE

DWELLING UNITS, RESIDENTIAL HALLWAYS: RESIDENTIAL TYPE, EXTENDED COVERAGE, CONCEALED PENDANT, 4.9 K FACTOR, 16x16 COVERAGE, WHITE FINISH.
(BASIS OF DESIGN: TYCO MODEL LFII)

MECHANICAL SPACES: STANDARD COVERAGE, QUICK RESPONSE, UPRIGHT HEAD, 5.6 K FACTOR, 12x10 MAX COVERAGE, NATURAL BRASS FINISH.
(BASIS OF DESIGN: TYCO MODEL TY RFII)

GARAGE: STANDARD COVERAGE, STANDARD RESPONSE, DRY RECESSED PENDENT HEAD, 5.6 K FACTOR, 12x10 MAX COVERAGE, NATURAL BRASS FINISH.
(BASIS OF DESIGN: TYCO MODEL DS–ECC)

FIRE PROTECTION LEGEND

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
BFP	BACK FLOW PREVENTER
DCVA	DOUBLE CHECK VALVE ASSEMBLY
DN	DOWN
DR	DRAIN
EC	ELECTRICAL CONTRACTOR
ELEC	ELECTRICAL
ELEV	ELEVATOR
ETR	EXISTING TO REMAIN
(E)	EXISTING
FCA	FLOOR CONTROL ASSEMBLY
FD	FIRE DEPARTMENT
FDC	FIRE DEPARTMENT CONNECTION
FDV	FIRE DEPARTMENT VALVE
FS	FLOW SWITCH
FPC	FIRE PROTECTION CONTRACTOR
GC	GENERAL CONTRACTOR
LPS	LOW PRESSURE SWITCH
MC	MECHANICAL CONTRACTOR
NIC	NOT IN CONTRACT
PROVIDE	SUPPLY AND INSTALL
PC	PLUMBING CONTRACTOR
PRV	PRESSURE REDUCING VALVE
SP	STANDPIPE
SPR	SPRINKLER
TS	TAMPER SWITCH
TYP	TYPICAL
U.G.	UNDERGROUND
W/	WITH
ZCA	ZONE CONTROL ASSEMBLY

NEW WORK (BOLD LINE)
EXISTING WORK (LIGHT OR SHADED LINE)
FIRE DEPARTMENT CONNECTION
ELECTRIC BELL
HYDRAULIC REFERENCE POINT
CONNECT TO EXISTING
CONCEALED PENDANT *
RECESSED SIDEWALL *
EXPOSED UPRIGHT
RECESSED PENDANT *
RECESSED DRY PENDANT *
DRY SIDEWALL *

* SUBSCRIPT NUMERAL INDICATES SPRINKLER HEAD TEMPERATURE RATING. IF NO NUMERAL IS INDICATED THEN HEAD SHALL BE ORDINARY TEMPERATURE RATING.

CONCEALED FIRE PROTECTION PIPING
EXPOSED FIRE PROTECTION PIPING
DROP, PIPE DOWN
RISER, PIPE UP
ISOLATION VALVE WITH TAMPER SWITCH
SPRING CHECK VALVE
O.S. & Y. VALVE WITH TAMPER SWITCH
UNION
FLANGE
BALL VALVE WITH HOSE THREAD, BRASS CAP AND CHAIN
DOUBLE CHECK VALVE ASSEMBLY BACKFLOW PREVENTER
WATERFLOW ALARM SWITCH
TAMPER SWITCH
LOW–PRESSURE SWITCH
SPRINKLER TEST & DRAIN ASSEMBLY
DRY CONTROL VALVE
ZONE CONTROL VALVE
ZONE CONTROL ASSEMBLY

SPRINKLER NOTES:

1. THE FOLLOWING PLANS ARE TIER ONE CONSTRUCTION DOCUMENTS. LAYOUT OF SPRINKLER HEADS AND HYDRAULIC CALCULATIONS ARE FOR BUILDING DEPARTMENT USE ONLY. SPRINKLER CONTRACTOR SHALL PREPARE TIER TWO SHOP DRAWINGS/WORKING PLANS, INCLUDING HYDRAULIC CALCULATIONS. CONTRACTOR TO OBTAIN ALL APPROVALS AS REQUIRED PRIOR TO STARTING CONSTRUCTION. UPON SUBSTANTIAL COMPLETION, CONTRACTOR TO PROVIDE TIER THREE RECORD DRAWINGS/AS–BUILT DRAWINGS.
2. THE BASE BUILDING "CONTRACT DRAWINGS" AND "SPECIFICATIONS" INCLUDING ALL RESPECTIVE ADDENDA AND BULLETINS SHALL FORM A PART OF THIS WORK AND ALL WORK SHALL BE SUBJECT TO RESPECTIVE PROVISIONS THEREFORE.
3. WORK SHALL BE COORDINATED WITH ALL OTHER TRADES, NOTIFY ENGINEER OF CONFLICTS PRIOR TO INSTALLATION OF PIPING OR EQUIPMENT.
4. PROVIDE NFPA 13 COMPLIANT SPRINKLER SYSTEM. PROVIDE FULL COVERAGE IN ALL AREAS EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.
5. SPRINKLERS SHALL COVER THE ENTIRE AREA OF THE ROOM INCLUDING ALCOVES. SPRAY SHALL NOT BE BLOCKED BY WALLS OR PARTITIONS.
6. SPRINKLER CONTRACTOR SHALL ADJUST AND/OR ADD SPRINKLER HEADS AS REQUIRED UTILIZING ARCHITECT'S REFLECTED CEILING PLAN FOR LOCATION OF LIGHTS, DIFFUSERS, CABLE TRAYS, ETC...
7. SPRINKLER CONTRACTOR SHALL ARRANGE AND PAY FOR A NEW HYDRANT FLOW TEST TO PREPARE SHOP DRAWINGS AND HYDRAULIC CALCULATIONS.
8. ALL SPRINKLER WORK SHALL BE IN STRICT CONFORMANCE WITH THE REQUIREMENTS OF NFPA–13, LOCAL FIRE DEPARTMENT, MASSACHUSETTS STATE BUILDING CODE, AND THE OWNER'S INSURANCE COMPANY.
9. CONTRACTOR SHALL DETERMINE BEST LOCATION FOR ROUTING ALL ASSOCIATED SPRINKLER LINES. PIPE ROUTING SHOWN SHALL BE USED AND ANY ADDITIONAL OFFSETS OR FITTINGS REQUIRED FOR PROPER INSTALLATION, COORDINATION WITH OTHER TRADES, AND/OR TO MAINTAIN PROPER CLEARANCES SHALL BE PROVIDED. VERIFY EXISTING STRUCTURAL, MECHANICAL, ELECTRICAL INSTALLATIONS AND AVOID ANY/ALL OBSTRUCTIONS OR INTERFERENCES WITH FIRE PROTECTION PIPE ROUTING.
10. ALL NEW VALVES CONTROLLING THE FIRE PROTECTION SYSTEM TO BE ELECTRICALLY SUPERVISED. TYPE AND EXACT LOCATION OF FLOOR, PRESSURE AND SUPERVISORY SWITCHES SHALL BE COORDINATE BETWEEN THE RESPONSIBLE TRADES.
11. SEE PLANS FOR THE MANUFACTURER, MODEL, SIZE, TEMPERATURE RATING, AND FINISH OF ALL SPRINKLER HEADS.
12. WATER–FILLED SPRINKLER PIPE SHALL NOT BE INSTALLED IN ANY AREA SUBJECT TO FREEZING. THE OWNER SHALL PROVIDE SUFFICIENT HEAT AT ALL TIMES TO PREVENT WATER–FILLED SPRINKLER PIPE FROM FREEZING.
13. MATERIALS:
    A. ALL PIPING AND FITTINGS SHALL CONFORM TO SPECIFICATIONS.
    B. ALL PIPING AND FITTINGS SHALL BE SUBMITTED AND APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
14. REFER TO ARCHITECTURAL DRAWINGS FOR HUNG CEILING HEIGHTS AND CONSTRUCTION. WHERE WORK BETWEEN THIS DRAWING AND ARCHITECTURAL PLANS ARE IN CONFLICT, ADVISE PRIOR TO INSTALLATION OF PIPING.
15. CONTRACTOR SHALL NOT INSTALL ANY SPRINKLER PIPING THAT WILL INTERFERE WITH THE MAINTENANCE/REMOVAL OF HVAC EQUIPMENT.
16. ALL SPRINKLER HEADS MOUNTED IN CEILING SHALL BE LOCATED A MINIMUM OF 4" AWAY FROM ANY WALLS, CEILING HEIGHT CHANGES, OR ANY OTHER VERTICAL INTERSECTING SURFACE.
17. PROVIDE HEAD GUARDS ON SPRINKLER HEADS IN MECHANICAL AREAS AND WHERE NOTED ON PLANS.
18. CUTTING OF STRUCTURAL AND/OR ARCHITECTURAL MEMBERS TO BE DONE ONLY WITH THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER AND ARCHITECT.
19. FIRESTOP ALL PENETRATIONS OF SMOKE/FIRE WALLS, CEILINGS, FLOORS, ROOFS, ETC. FLASH AND COUNTERFLASH ROOF PENETRATIONS.
20. PROVIDE ACCESS PANELS TO ALL VALVES ABOVE NON–ACCESSIBLE CEILINGS AND WITHIN CHASES.
21. PROVIDE STOCK OF EXTRA SPRINKLERS IN ACCORDANCE WITH NFPA–13 SECTION 6.2.9.
22. METHODS OF HANGING PIPES, HEADERS AND BRANCHES SHALL BE IN ACCORDANCE WITH NFPA–13.
23. SEISMIC BRACING SHALL BE PROVIDE AND INSTALLED IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE AND NFPA 13.
24. ALL VALVES FOR FIRE SERVICE SHALL BE LISTED BY THE UNDERWRITER'S LABORATORIES, INC. AND THEY FACTORY MUTUAL LABORATORIES. VALVES SHALL BE FACTORY MARKED "UL" AND "FM", 175 PSI WORKING PRESSURE.
25. ALL 120V OR GREATER POWER WIRING SHALL BE ACCOMPLISHED UNDER THE ELECTRICAL DIVISION. ALL 24V WIRING BY THIS CONTRACTOR. ALL ALARM AND TAMPER SWITCHES SHALL BE PROVIDED, AND TESTED UNDER THIS SECTION OF THE SPECIFICATIONS WITH WIRING PROVIDED IN THE ELECTRICAL DIVISION. COORDINATE ALL ELECTRICAL ITEMS WITH ELECTRICAL CONTRACTOR.
26. PROVIDE LABELING OF ALL CONTROL VALVES, BACKFLOW PREVENTER, FIRE DEPARTMENT CONNECTION, ELECTRIC BELL, ETC AS REQUIRED BY NFPA–13 AND NFPA–14. ALL SIGNAGE SHALL BE ENGRAVED PHENOLIC OR PRINTED ALUMINUM. PROVIDE CUSTOM PRINTED OR ENGRAVED SIGNS WHERE REQUIRED (HAND PRINTED SIGNS ARE NOT ACCEPTABLE). ALL SIGNS SHALL BE CONNECTED WITH STAINLESS STEEL OR BRASS CHAINS.
27. PROVIDE A PERMANENTLY ATTACHED HYDRAULIC DESIGN INFORMATION SIGN STATING THE REQUIRED DESIGN CRITERIA FOR EACH HYDRAULICALLY DESIGNED SYSTEM.
28. SEISMIC BRACING SHALL BE PROVIDE AND INSTALLED IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE AND NFPA 13.

TABLE 8.10.6.1.2
POSITIONING OF SPRINKLER TO AVOID OBSTRUCTION TO DISCHARGE

DISTANCE FROM SPRINKLERS TO SIDE OF OBSTRUCTION (A)	MAXIMUM ALLOWABLE DISTANCE OF DEFLECTOR ABOVE BOTTOM OF OBSTRUCTION (INCHES) (B)
LESS THAN 1 FT	0
1'–0" TO LESS THAN 1'–6"	0'–0"
1'–6" TO LESS THAN 2'–0"	0'–1"
2'–0" TO LESS THAN 2'–6"	0'–1"
2'–6" TO LESS THAN 3'–0"	0'–1"
3'–0" TO LESS THAN 3'–6"	0'–3"
3'–6" TO LESS THAN 4'–0"	0'–3"
4'–0" TO LESS THAN 4'–6"	0'–5"
4'–6" TO LESS THAN 5'–0"	0'–7"
5'–0" TO LESS THAN 5'–6"	0'–7"
5'–6" TO LESS THAN 6'–0"	0'–7"
6'–0" TO LESS THAN 6'–6"	0'–9"
6'–6" TO LESS THAN 7'–0"	0'–11"
7'–0" AND GREATER	1'–2"

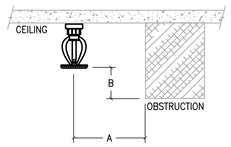


FIGURE 8.10.6.1.2(A)
POSITIONING OF SPRINKLERS TO AVOID OBSTRUCTION TO DISCHARGE

NFPA 13 TABLE 8.10.6.1.2 + FIGURE 8.10.6.1.2(A) RESIDENTIAL PENDENT AND UPRIGHT SPRAY SPRINKLERS

1 FP001 OBSTRUCTION RULES FOR INSTALLATION
SCALE: NTS

TABLE 8.3.2.5(c)
TEMPERATURE RATINGS OF SPRINKLERS IN SPECIFIED RESIDENTIAL AREAS

HEAT SOURCE	MINIMUM DISTANCE FROM EDGE OF SOURCE TO ORDINARY TEMPERATURE SPRINKLER (INCHES)	MINIMUM DISTANCE FROM EDGE OF SOURCE TO INTERMEDIATE TEMPERATURE SPRINKLER (INCHES)
SIDE OF OPEN OR RECESSED FIREPLACE	36	12
FRONT OF RECESSED FIREPLACE	60	36
KITCHEN RANGE	18	9
WALL OVEN	18	9
SIDE OF CEILING OR WALL MOUNTED HOT AIR DIFFUSER	24	12
FRONT OF WALL MOUNTED HOT AIR DIFFUSER	36	18
HOT WATER HEATER OR FURNACE	6	3
LIGHT FIXTURE: 0W–250W	6	3
LIGHT FIXTURE: 250W–499W	12	6

2 FP001 TEMPERATURE RATINGS OF SPRINKLERS IN SPECIFIED RESIDENTIAL AREAS
SCALE: NTS

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

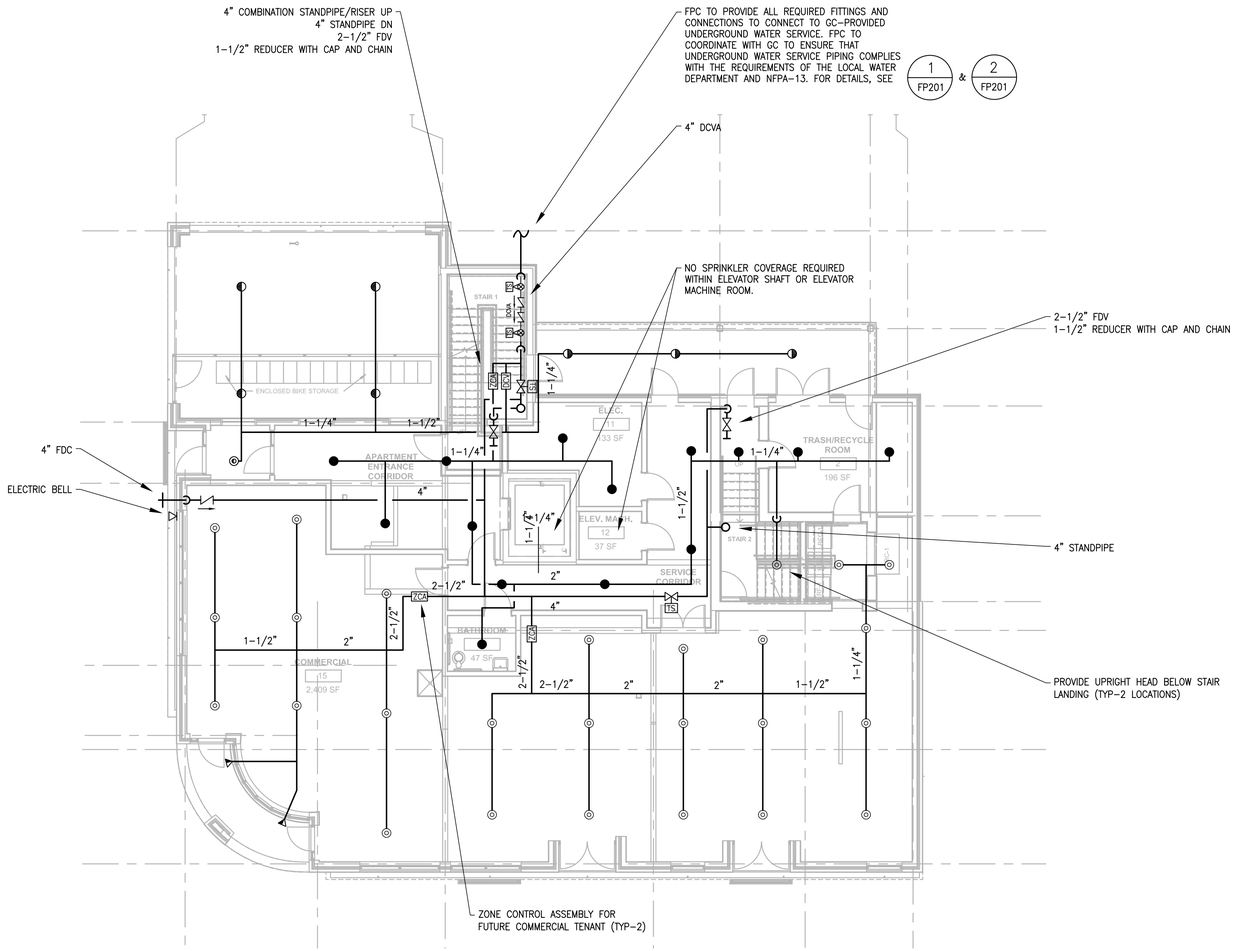
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
FIRE PROTECTION LEGEND AND NOTES

Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
FP001



1 FP101 FIRST FLOOR FIRE PROTECTION PLAN

SCALE: 1/8" = 1'-0"

FIRE PROTECTION NOTES

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURERS' INSTRUCTIONS.
3. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELD AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
4. FPC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
5. PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
6. PROVIDE NFPA 13-2013 COMPLIANT SPRINKLER SYSTEM. PROVIDE FULL SPRINKLER COVERAGE IN ALL AREAS OF THE BUILDING EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.
7. ALL EXPOSED PIPING WITHIN STAIRS AND MECHANICAL ROOMS SHALL BE STEEL. CONCEALED PIPING WITHIN DWELLING UNITS AND COMMON SPACES TO BE STEEL OR CPVC.
8. DURING INSTALLATION, FPC SHALL EXAMINE ALL SPACES WITHIN BUILDING TO DETERMINE IF ANY ADDITIONAL COMBUSTIBLE VOID SPACES EXIST. NOTIFY ENGINEER IN WRITING OF ANY SUSPECT AREAS.
9. FPC TO COORDINATE WITH ARCHITECTURAL RCPs AND APPROVED LIGHTING FIXTURE PRODUCT CUTS TO ENSURE LIGHTING FIXTURES AND OTHER CEILING MOUNTED DEVICES DO NOT CREATE OBSTRUCTIONS TO SPRINKLER HEADS.
10. FPC TO PROVIDE CODE REQUIRED EQUIPMENT LABELS AND SIGNS FOR ALL FIRE PROTECTION EQUIPMENT.
11. ALL PIPING SHALL BE 1" UNLESS NOTED OTHERWISE.

CONCEALED SPACE SPRINKLER REQUIREMENTS:

1. PROVIDE UPRIGHT SPRINKLER HEADS TO PROTECT COMBUSTIBLE VOID SPACE WITHIN FLOOR STRUCTURE (TYPICAL).
2. HEADS SHALL BE LOCATED 12'-0" ON CENTER.
3. HEADS SHALL BE LOCATED 6'-0" MAX EITHER SIDE OF SHEAR WALLS AND BEAMS (SEE STRUCTURAL PLANS FOR DETAILS).

HYDRAULIC DESIGN INFORMATION	
0.10	1500
LIGHT HAZARD	

FOR ALL AREAS EXCEPT WHERE NOTED OTHERWISE

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

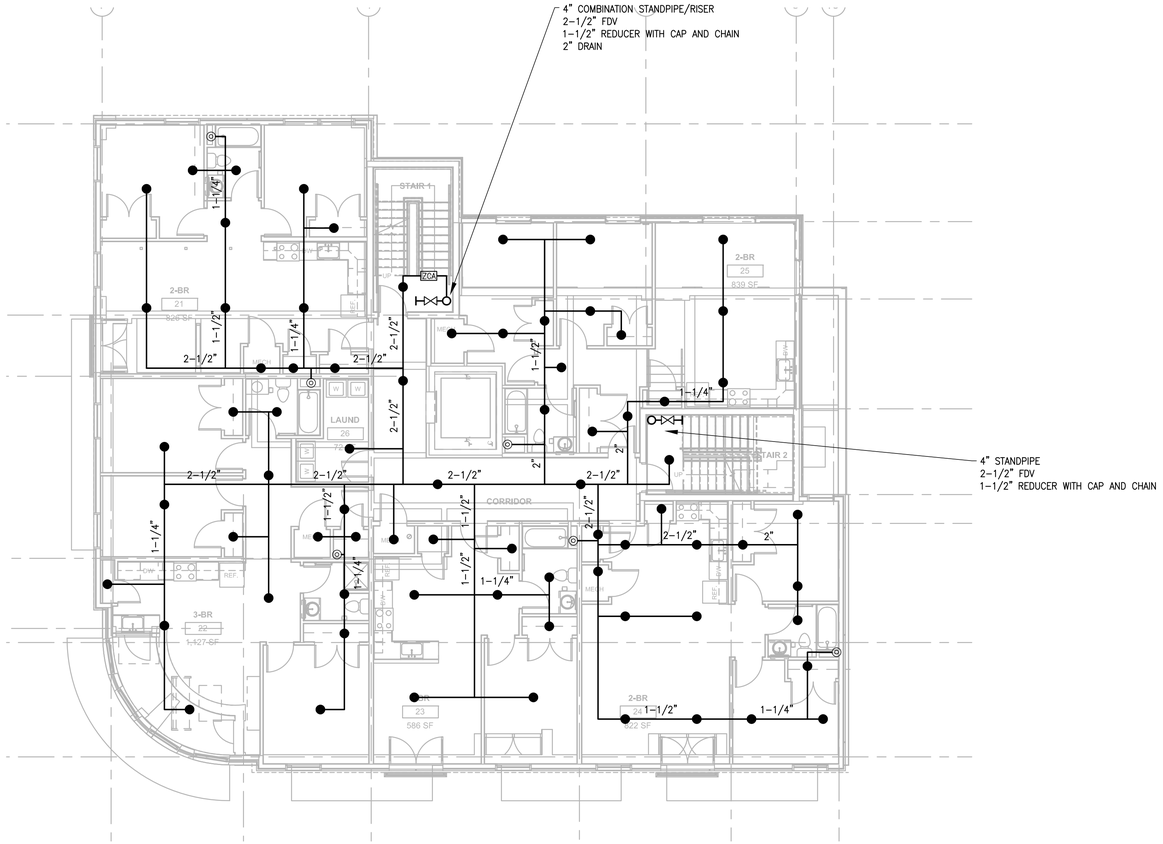
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
FIRST FLOOR
FIRE PROTECTION PLAN

Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
FP101



1 FP102 SECOND FLOOR FIRE PROTECTION PLAN

SCALE: 1/8" = 1'-0"

FIRE PROTECTION NOTES

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURERS' INSTRUCTIONS.
3. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELD AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
4. FPC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
5. PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
6. PROVIDE NFPA 13-2013 COMPLIANT SPRINKLER SYSTEM. PROVIDE FULL SPRINKLER COVERAGE IN ALL AREAS OF THE BUILDING EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.
7. ALL EXPOSED PIPING WITHIN STAIRS AND MECHANICAL ROOMS SHALL BE STEEL. CONCEALED PIPING WITHIN DWELLING UNITS AND COMMON SPACES TO BE STEEL OR CPVC.
8. DURING INSTALLATION, FPC SHALL EXAMINE ALL SPACES WITHIN BUILDING TO DETERMINE IF ANY ADDITIONAL COMBUSTIBLE VOID SPACES EXIST. NOTIFY ENGINEER IN WRITING OF ANY SUSPECT AREAS.
9. FPC TO COORDINATE WITH ARCHITECTURAL RCPs AND APPROVED LIGHTING FIXTURE PRODUCT CUTS TO ENSURE LIGHTING FIXTURES AND OTHER CEILING MOUNTED DEVICES DO NOT CREATE OBSTRUCTIONS TO SPRINKLER HEADS.
10. FPC TO PROVIDE CODE REQUIRED EQUIPMENT LABELS AND SIGNS FOR ALL FIRE PROTECTION EQUIPMENT.
11. ALL PIPING SHALL BE 1" UNLESS NOTED OTHERWISE.

CONCEALED SPACE SPRINKLER REQUIREMENTS:

1. PROVIDE UPRIGHT SPRINKLER HEADS TO PROTECT COMBUSTIBLE VOID SPACE WITHIN FLOOR STRUCTURE (TYPICAL).
2. HEADS SHALL BE LOCATED 12'-0" ON CENTER.
3. HEADS SHALL BE LOCATED 6'-0" MAX EITHER SIDE OF SHEAR WALLS AND BEAMS (SEE STRUCTURAL PLANS FOR DETAILS).

HYDRAULIC DESIGN INFORMATION	
0.10	1500
LIGHT HAZARD	

FOR ALL AREAS EXCEPT WHERE NOTED OTHERWISE

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

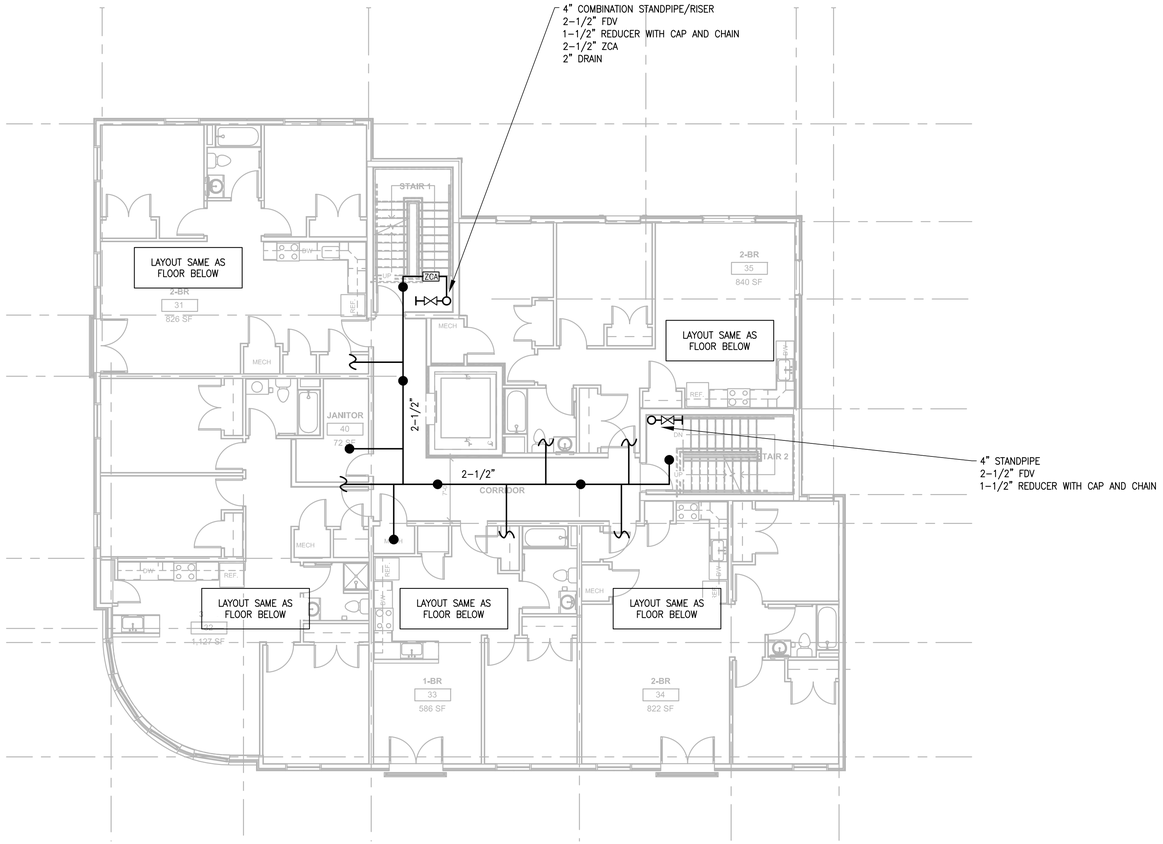
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
SECOND FLOOR
FIRE PROTECTION PLAN

Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
FP102

© Copyright 2016 Davis Square Architects, Inc.



1 FP103 THIRD FLOOR FIRE PROTECTION PLAN

SCALE: 1/8" = 1'-0"

FIRE PROTECTION NOTES

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURERS' INSTRUCTIONS.
3. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELD AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
4. FPC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
5. PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
6. PROVIDE NFPA 13-2013 COMPLIANT SPRINKLER SYSTEM. PROVIDE FULL SPRINKLER COVERAGE IN ALL AREAS OF THE BUILDING EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.
7. ALL EXPOSED PIPING WITHIN STAIRS AND MECHANICAL ROOMS SHALL BE STEEL. CONCEALED PIPING WITHIN DWELLING UNITS AND COMMON SPACES TO BE STEEL OR CPVC.
8. DURING INSTALLATION, FPC SHALL EXAMINE ALL SPACES WITHIN BUILDING TO DETERMINE IF ANY ADDITIONAL COMBUSTIBLE VOID SPACES EXIST. NOTIFY ENGINEER IN WRITING OF ANY SUSPECT AREAS.
9. FPC TO COORDINATE WITH ARCHITECTURAL RCPs AND APPROVED LIGHTING FIXTURE PRODUCT CUTS TO ENSURE LIGHTING FIXTURES AND OTHER CEILING MOUNTED DEVICES DO NOT CREATE OBSTRUCTIONS TO SPRINKLER HEADS.
10. FPC TO PROVIDE CODE REQUIRED EQUIPMENT LABELS AND SIGNS FOR ALL FIRE PROTECTION EQUIPMENT.
11. ALL PIPING SHALL BE 1" UNLESS NOTED OTHERWISE.

CONCEALED SPACE SPRINKLER REQUIREMENTS:

1. PROVIDE UPRIGHT SPRINKLER HEADS TO PROTECT COMBUSTIBLE VOID SPACE WITHIN FLOOR STRUCTURE (TYPICAL).
2. HEADS SHALL BE LOCATED 12'-0" ON CENTER.
3. HEADS SHALL BE LOCATED 6'-0" MAX EITHER SIDE OF SHEAR WALLS AND BEAMS (SEE STRUCTURAL PLANS FOR DETAILS).

HYDRAULIC DESIGN INFORMATION	
0.10	1500
LIGHT HAZARD	

FOR ALL AREAS EXCEPT WHERE NOTED OTHERWISE

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
THIRD FLOOR
FIRE PROTECTION PLAN

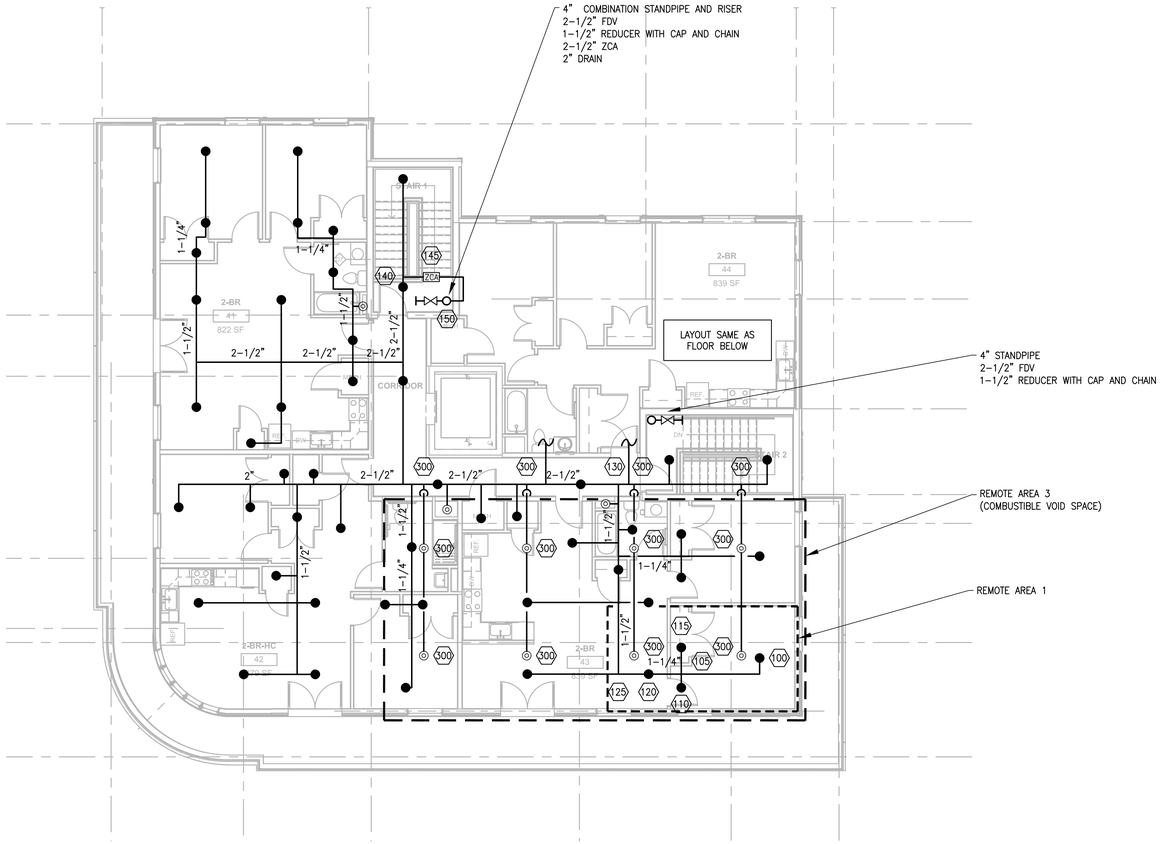
Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
FP103

© Copyright 2016 Davis Square Architects, Inc.

HYDRAULIC SUMMARY TABLE	
REMOTE AREA 1 – LIGHT HAZARD	
DESIGN AREA:	4 REMOTE HEADS
MINIMUM DENSITY:	0.1 GPM/SQ FT
CALCULATED FLOW:	– GPM @ – PSI
INCLUDING 100 GPM HOSE ALLOWANCE	

HYDRAULIC SUMMARY TABLE	
REMOTE AREA 2 – LIGHT HAZARD	
DESIGN AREA:	1000 SQ.FT.
MINIMUM DENSITY:	0.1 GPM/SQ FT
CALCULATED FLOW:	– GPM @ – PSI
INCLUDING 100 GPM HOSE ALLOWANCE	



1 FP104 FOURTH FLOOR FIRE PROTECTION PLAN

SCALE: 1/8" = 1'-0"

FIRE PROTECTION NOTES

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURERS' INSTRUCTIONS.
3. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELD AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
4. FPC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
5. PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
6. PROVIDE NFPA 13-2013 COMPLIANT SPRINKLER SYSTEM. PROVIDE FULL SPRINKLER COVERAGE IN ALL AREAS OF THE BUILDING EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.
7. ALL EXPOSED PIPING WITHIN STAIRS AND MECHANICAL ROOMS SHALL BE STEEL. CONCEALED PIPING WITHIN DWELLING UNITS AND COMMON SPACES TO BE STEEL OR CPVC.
8. DURING INSTALLATION, FPC SHALL EXAMINE ALL SPACES WITHIN BUILDING TO DETERMINE IF ANY ADDITIONAL COMBUSTIBLE VOID SPACES EXIST. NOTIFY ENGINEER IN WRITING OF ANY SUSPECT AREAS.
9. FPC TO COORDINATE WITH ARCHITECTURAL RCPs AND APPROVED LIGHTING FIXTURE PRODUCT CUTS TO ENSURE LIGHTING FIXTURES AND OTHER CEILING MOUNTED DEVICES DO NOT CREATE OBSTRUCTIONS TO SPRINKLER HEADS.
10. FPC TO PROVIDE CODE REQUIRED EQUIPMENT LABELS AND SIGNS FOR ALL FIRE PROTECTION EQUIPMENT.
11. ALL PIPING SHALL BE 1" UNLESS NOTED OTHERWISE.

CONCEALED SPACE SPRINKLER REQUIREMENTS:

1. PROVIDE UPRIGHT SPRINKLER HEADS TO PROTECT COMBUSTIBLE VOID SPACE WITHIN FLOOR STRUCTURE (TYPICAL).
2. HEADS SHALL BE LOCATED 12'-0" ON CENTER.
3. HEADS SHALL BE LOCATED 6'-0" MAX EITHER SIDE OF SHEAR WALLS AND BEAMS (SEE STRUCTURAL PLANS FOR DETAILS).

HYDRAULIC DESIGN INFORMATION	
0.10	1500
LIGHT HAZARD	

FOR ALL AREAS EXCEPT WHERE NOTED OTHERWISE

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

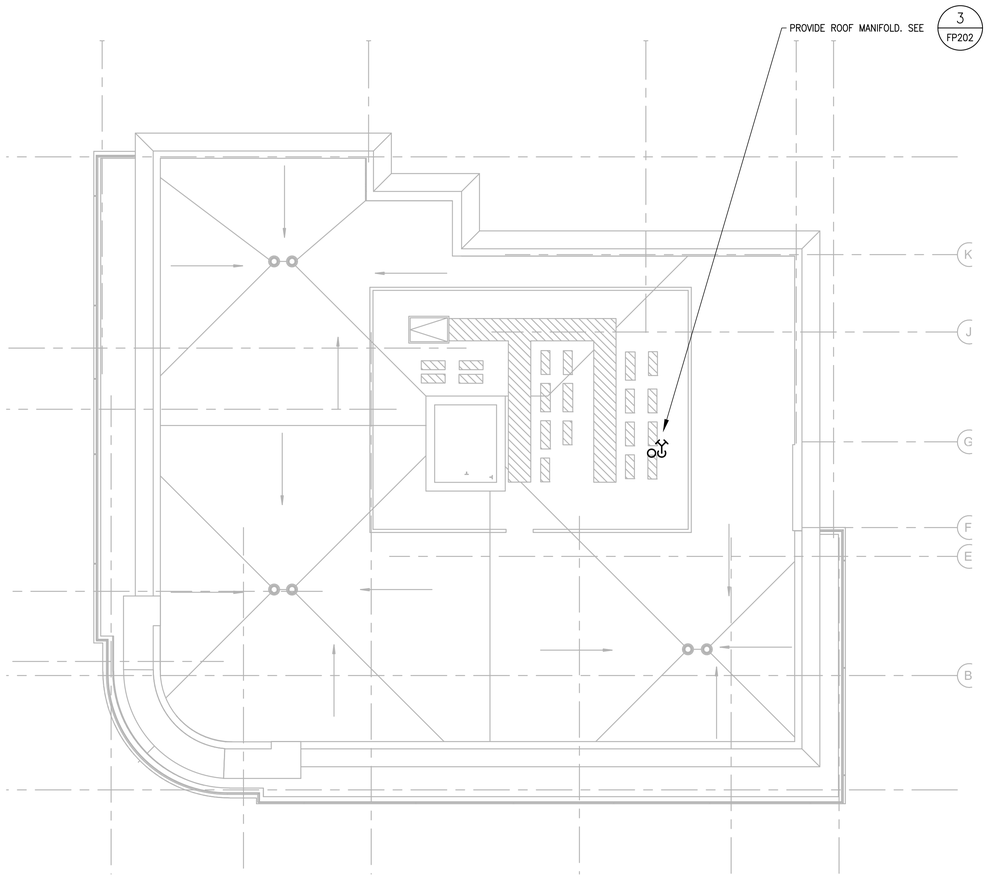
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
FOURTH FLOOR
FIRE PROTECTION PLAN

Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
FP104

© Copyright 2016 Davis Square Architects, Inc.



1 FP105 ROOF FIRE PROTECTION PLAN

SCALE: 1/8" = 1'-0"

FIRE PROTECTION NOTES

1. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
2. INSTALL EQUIPMENT AND SYSTEMS PER CODE AND PER MANUFACTURERS' INSTRUCTIONS.
3. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO INSPECT AND VERIFY ALL INFORMATION IN FIELD AND INFORM THE ENGINEERS OF ANY DISCREPANCIES IN WRITING IMMEDIATELY.
4. FPC TO PROVIDE REQUIRED FIRESTOPPING AND AIR SEALING.
5. PIPING MAY BE SHOWN DISPLACED FOR CLARITY.
6. PROVIDE NFPA 13-2013 COMPLIANT SPRINKLER SYSTEM. PROVIDE FULL SPRINKLER COVERAGE IN ALL AREAS OF THE BUILDING EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.
7. ALL EXPOSED PIPING WITHIN STAIRS AND MECHANICAL ROOMS SHALL BE STEEL. CONCEALED PIPING WITHIN DWELLING UNITS AND COMMON SPACES TO BE STEEL OR CPVC.
8. DURING INSTALLATION, FPC SHALL EXAMINE ALL SPACES WITHIN BUILDING TO DETERMINE IF ANY ADDITIONAL COMBUSTIBLE VOID SPACES EXIST. NOTIFY ENGINEER IN WRITING OF ANY SUSPECT AREAS.
9. FPC TO COORDINATE WITH ARCHITECTURAL RCPs AND APPROVED LIGHTING FIXTURE PRODUCT CUTS TO ENSURE LIGHTING FIXTURES AND OTHER CEILING MOUNTED DEVICES DO NOT CREATE OBSTRUCTIONS TO SPRINKLER HEADS.
10. FPC TO PROVIDE CODE REQUIRED EQUIPMENT LABELS AND SIGNS FOR ALL FIRE PROTECTION EQUIPMENT.
11. ALL PIPING SHALL BE 1" UNLESS NOTED OTHERWISE.

CONCEALED SPACE SPRINKLER REQUIREMENTS:

1. PROVIDE UPRIGHT SPRINKLER HEADS TO PROTECT COMBUSTIBLE VOID SPACE WITHIN FLOOR STRUCTURE (TYPICAL).
2. HEADS SHALL BE LOCATED 12'-0" ON CENTER.
3. HEADS SHALL BE LOCATED 6'-0" MAX EITHER SIDE OF SHEAR WALLS AND BEAMS (SEE STRUCTURAL PLANS FOR DETAILS).

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

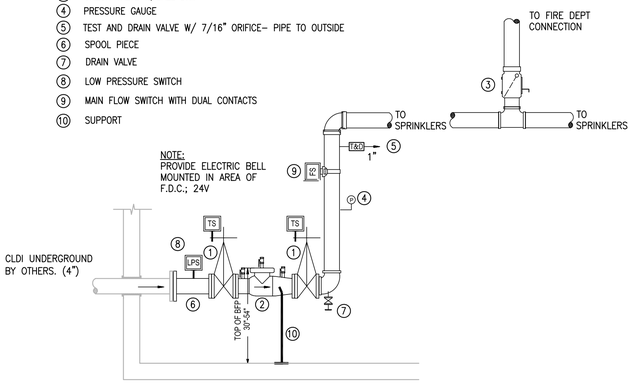
Title
ROOF FIRE PROTECTION PLAN

Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
FP105

RISER LEGEND

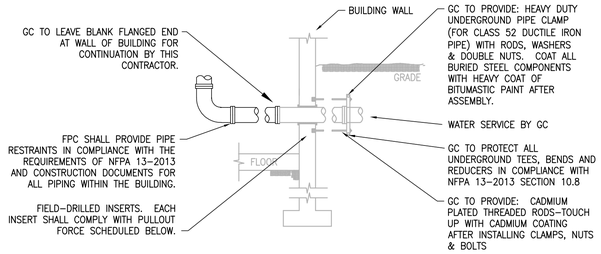
1. O.S.&Y. VALVE W/TAMPER SWITCH
2. BACKFLOW PREVENTER–DCVA
3. CHECK VALVE W/BALL DRIP
4. PRESSURE GAUGE
5. TEST AND DRAIN VALVE W/ 7/16" ORIFICE– PIPE TO OUTSIDE
6. SPOOL PIECE
7. DRAIN VALVE
8. LOW PRESSURE SWITCH
9. MAIN FLOW SWITCH WITH DUAL CONTACTS
10. SUPPORT

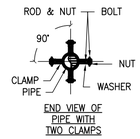


NOTES:

1. COORDINATE LOCATION OF SPRINKLER SERVICE ENTRANCE WITH GC

1 FP201 BACKFLOW PREVENTER DETAIL
SCALE: NTS





END VIEW OF PIPE WITH TWO CLAMPS

MINIMUM SIZES FOR CLAMPS, RODS, BOLTS & WASHERS

PIPE DIA	CLAMPS	RODS	BOLTS	WASHERS
4"ø	(2)1/2"x2"	(4)5/8"*	5/8"	5/8"x3"ø
8"	(2)5/8"x2"	(4)3/4"*	5/8"	5/8"x3"ø

* 2 RODS PER CLAMP

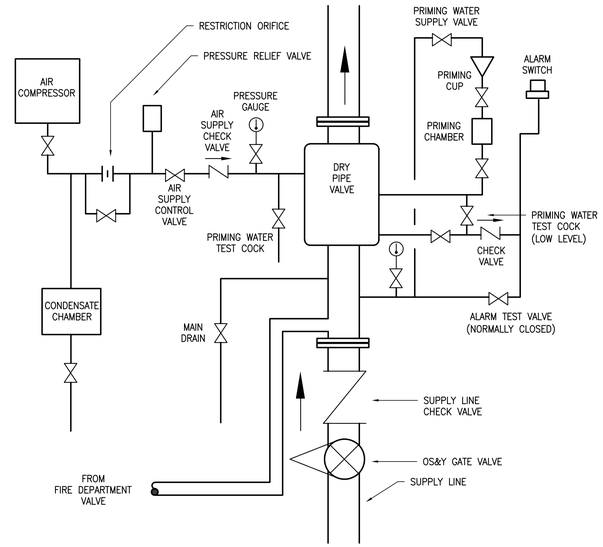
PULL OUT FORCE REQUIRED AT DRILLED INSERTS

4"ø PIPE	3,000 POUNDS EACH
8"ø PIPE	6,000 POUNDS EACH

NOTES:

1. USE FOR FIRE PROTECTION SERVICES
2. FPC TO COORDINATE WITH GC TO ENSURE PROPER INSTALLATION OF WATER SERVICE.
3. FLUSHING OF SERVICE MAIN SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 24. FLUSHING SHALL BE AT FULL CAPACITY OF MAIN. SUBMIT MATERIAL AND TEST CERTIFICATE TO ARCHITECT.

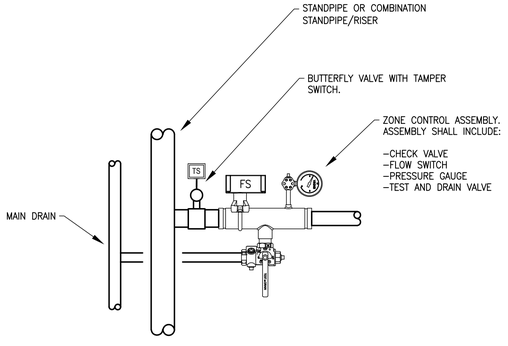
2 FP201 DETAIL OF WATER SERVICE THROUGH FOUNDATION WALL AND FLOOR
SCALE: NTS



NOTES:

1. PROVIDE ACCELERATOR

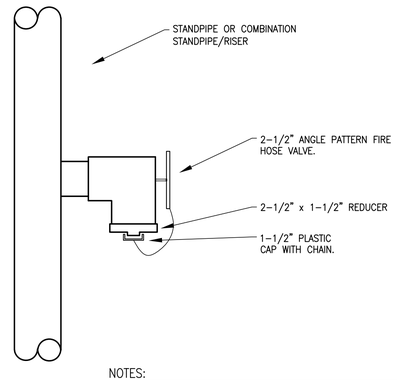
6 FP201 DRY PIPE ALARM VALVE DETAIL
SCALE: NTS



NOTES:

1. PREP, PRIME AND PAINT ALL EXPOSED PIPING WITHIN OCCUPIED AREAS, INCLUDING STAIRWELLS.
2. COORDINATE EXACT LOCATION OF ZONE CONTROL ASSEMBLY WITH ENGINEER AND ARCHITECT PRIOR TO INSTALLATION.
3. ZONE CONTROL ASSEMBLY SHALL BE LOCATED A MAXIMUM OF 7'–0" AFF AND SUCH THAT IT IS ACCESSIBLE WITHOUT USE OF LADDER OR REMOVAL OF CEILING TILES.

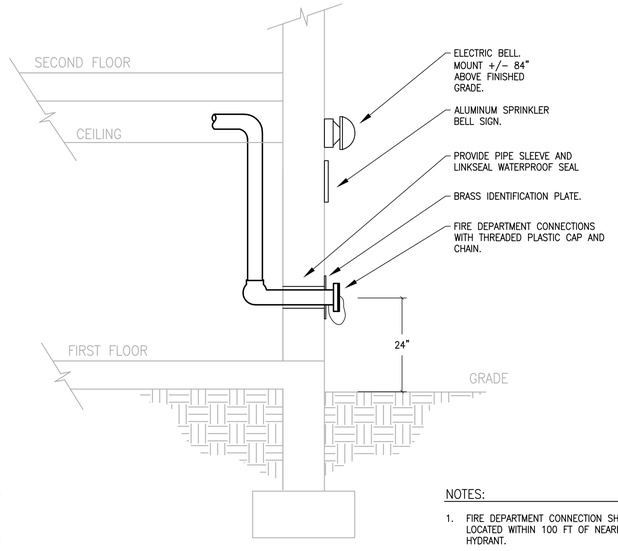
4 FP201 ZONE CONTROL ASSEMBLY DETAIL
SCALE: NTS



NOTES:

1. PREP, PRIME AND PAINT ALL EXPOSED PIPING WITHIN OCCUPIED AREAS, INCLUDING STAIRWELLS.
2. COORDINATE EXACT LOCATION OF HOSE VALVE WITH ARCHITECT PRIOR TO INSTALLATION TO ENSURE VALVE DOES NOT IMPACT EGRESS REQUIREMENTS.
3. VALVE SHALL BE INSTALLED 5'–0" A.F.F. UNLESS NOTE OTHERWISE. COORDINATE FINAL HEIGHT AND LOCATION WITH AHJ PRIOR TO INSTALLATION.

5 FP201 STANDPIPE HOSE VALVE
SCALE: NTS



NOTES:

1. FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 100 FT OF NEAREST FIRE HYDRANT.
2. COORDINATE FDC LOCATION WITH LOCAL FIRE DEPARTMENT PRIOR TO INSTALLATION.

3 FP201 FIRE DEPARTMENT CONNECTION ELEVATION
SCALE: NTS

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

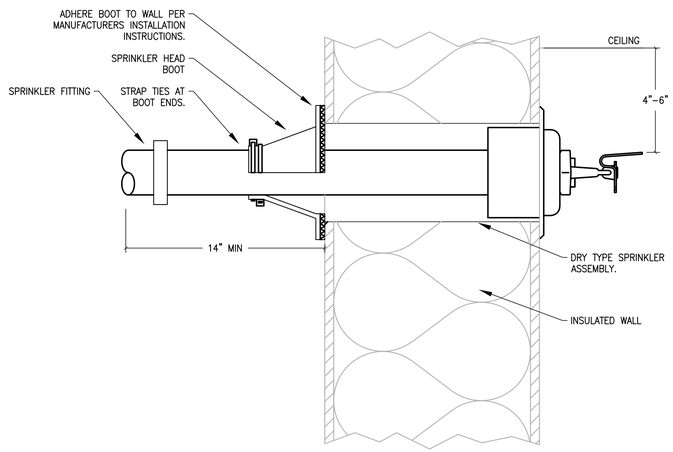
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
FIRE PROTECTION DETAILS

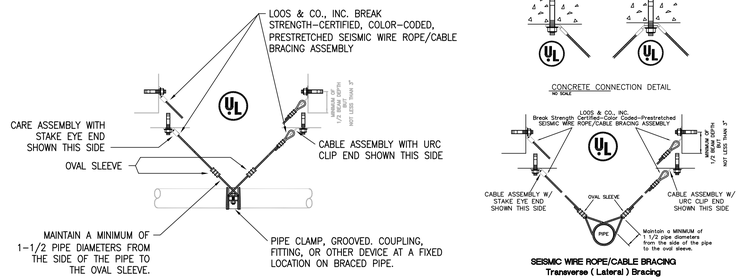
Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
FP201



1 FP202 DRY SPRINKLER HEAD

SCALE: NTS

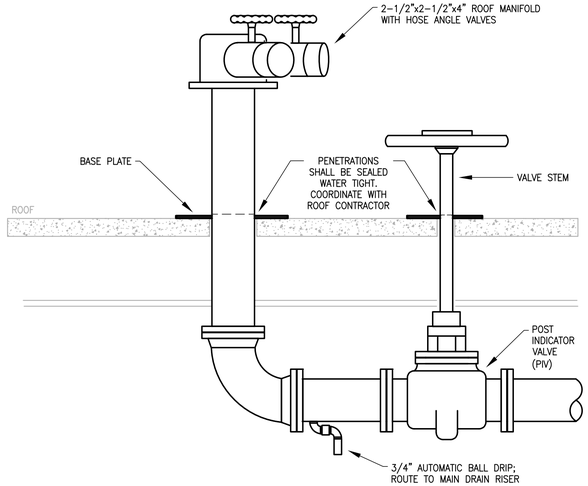


NOTES:

1. PROVIDE SEISMIC BRACING WHERE REQUIRED BY NFPA 13–2013

2 FP202 SEISMIC BRACING DETAIL

SCALE: NTS



NOTES:

1. THREADS SHALL MEET LOCAL FIRE DEPT REQUIREMENTS.
2. SEE DRAWINGS FOR PIPE SIZES.
3. ALL PIPING BETWEEN PIV AND ROOF MANIFOLD TO BE INTERNALLY AND EXTERNALLY GALVANIZED.

3 FP202 ROOF MANIFOLD PIPING DIAGRAM

SCALE: NTS

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
FIRE PROTECTION DETAILS

Designed	DCW
Checked	MAB
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
FP202

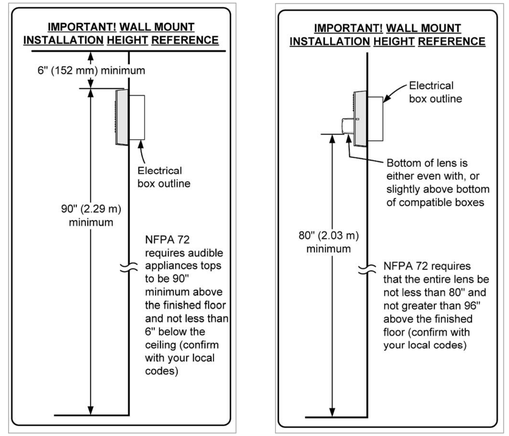
© Copyright 2016 Davis Square Architects, Inc.

GENERAL FIRE ALARM NOTES:

1. GENERAL CONDITIONS & SPECIFICATIONS: THE GENERAL CONDITIONS, AND SPECIFICATIONS ARE PART OF THIS WORK. IT IS THIS CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND BE FAMILIAR WITH THESE CONDITIONS & SPECIFICATIONS.
2. CODES AND ORDINANCES: INSTALLATION OF THE SYSTEMS SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION, NATIONAL ELECTRIC CODE, AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES.
3. REQUIREMENTS: OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LICENSES AND CERTIFICATES.
4. DESIGN: EQUIPMENT AND ACCESSORIES NOT SPECIFICALLY DESCRIBED OR IDENTIFIED BY MANUFACTURER'S CATALOG NUMBERS SHALL BE DESIGNED IN CONFORMITY WITH NEC, IEEE, UL OR OTHER APPLICABLE TECHNICAL STANDARDS, AND SHALL HAVE NEAT AND FINISHED APPEARANCE.
5. INSTALLATION: ERECT EQUIPMENT IN NEAT AND WORKMANLIKE MANNER; INSTALL SO THAT CONNECTING AND DISCONNECTING OF EQUIPMENT AND ACCESSORIES CAN BE MADE READILY AND SO THAT ALL PARTS ARE EASILY ACCESSIBLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE MANUFACTURERS' INSTRUCTIONS & REQUIREMENTS AND THE BEST STANDARD PRACTICE FOR THIS TYPE OF WORK.
6. BEST PRACTICE: IT IS NOT INTENDED THAT THE DRAWINGS SHALL SHOW EVERY FITTING, CONNECTION, OR APPLIANCE. THIS CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR NECESSARY TO PROVIDE COMPLETE AND OPERATIONAL SYSTEMS IN ACCORDANCE WITH THE BEST PRACTICE OF THE TRADE.
7. EQUIPMENT LOCATION: THE E.C. SHALL VERIFY THE LOCATIONS AND MOUNTING HEIGHTS OF ALL EQUIPMENT AND SWITCHES, AND THE EXACT ROUTING OF ALL CONDUIT AND WIRING, WITH THE OWNER'S REPRESENTATIVE IN THE FIELD, PRIOR TO COMMENCING ANY WORK. ANY CONFLICTS WITH LOCATIONS, OR PROBLEMS ENCOUNTERED WITH ROUTING, SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
8. MATERIALS: ALL MATERIALS, FIXTURES AND EQUIPMENT SHALL BE NEW WITHOUT IMPERFECTIONS AND SHALL BE DELIVERED, ERECTED, CONNECTED AND FINISHED IN EVERY DETAIL. WHEREVER POSSIBLE, ALL TRIM, ACCESSORIES AND PARTS SHALL BE OF THE SAME MANUFACTURER AS THE RELATED EQUIPMENT AND FIXTURES.
9. GENERAL COORDINATION: EXAMINE ALL DRAWINGS AND OTHER SECTIONS OF THE SPECIFICATIONS FOR REQUIREMENTS WHICH AFFECT THE WORK OF THIS SECTION. COORDINATE WORK WITH THAT OF OTHER TRADES AFFECTING, OR AFFECTED BY, WORK OF THIS SECTION. COOPERATE WITH OTHER TRADES TO ENSURE THE STEADY PROGRESS OF THE WORK.
10. PROTECTION OF EQUIPMENT AND MATERIALS: RESPONSIBILITY FOR CARE AND PROTECTION OF ALL MATERIALS AND ELECTRICAL WORK RESTS WITH THIS CONTRACTOR AT ALL TIMES UNTIL IT HAS BEEN APPROVED.
11. GUARANTEE: ALL NEW COMPONENTS OF THE INSTALLATION SHALL BE GUARANTEED IN WRITING BY THIS CONTRACTOR TO BE FREE FROM DEFECTS OF MANUFACTURE AND INSTALLATION FOR A PERIOD OF ONE YEAR FROM THE DATE OF WRITTEN ACCEPTANCE BY THE ENGINEER. ANY DEFECTS FOUND SHALL BE REPAIRED BY THE ELECTRICAL CONTRACTOR AT THEIR OWN EXPENSE.
12. NOTIFICATION: THE E.C. SHALL NOTIFY THE ENGINEER UPON: (1) COMPLETION OF ALL ROUGH WIRING WORK, BEFORE CLOSURE OF ANY TRENCHES, OPEN WALL CAVITIES OR CHASES. (2) UPON "SUBSTANTIAL COMPLETION" OF ALL SYSTEMS. AFTER "SUBSTANTIAL COMPLETION", THE ENGINEER WILL PREPARE A PUNCH LIST OF ITEMS TO BE CORRECTED. THE E.C. SHALL CORRECT ANY DEFICIENCIES FOUND PROMPTLY, AT HIS/HER OWN EXPENSE.
13. FINAL COMPLETION: THE WORK SHALL NOT BE CONSIDERED COMPLETE UNTIL THE PUNCH LIST IS COMPLETED TO THE SATISFACTION OF THE ENGINEER AND ALL FINAL INSPECTIONS HAVE BEEN COMPLETED.

FIRE ALARM LEGEND

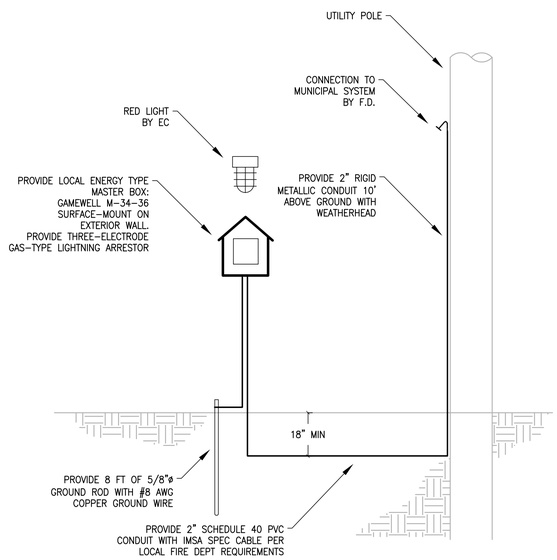
(H)	SYSTEM HEAT DETECTOR	FACP	FIRE ALARM CONTROL PANEL
(Z)	SYSTEM SMOKE DETECTOR	ANN	FIRE ALARM ANNUNCIATOR
(Z)H	SYSTEM SMOKE DETECTOR ("H" DENOTES SOUNDER BASE/HORN)	BDA	BI-DIRECTIONAL AMPLIFIER
(Z)R	SYSTEM SMOKE DETECTOR ("R" DENOTES ELEVATOR RECALL)	B	SPRINKLER SYSTEM ELECTRIC BELL
(Z)D	SYSTEM SMOKE DETECTOR ("D" DENOTES DUCT SMOKE DETECTOR)	C	CONTROL MODULE
(SA)	INTERCONNECTED SMOKE ALARM (120V)	CR	CONTROL RELAY
(SA CO)S	COMBINATION SMOKE/CARBON MONOXIDE ALARM (120V) ("S" DENOTES INTEGRAL STROBE)	DH	MAGNETIC DOOR HOLDER
(CO)	CARBON MONOXIDE ALARM	F	FIRE ALARM PULL STATION
(CO)	SYSTEM CARBON MONOXIDE DETECTOR	FS	FLOW SWITCH
(HS) 30CD	CEILING HORN/STROBE	HPS	HIGH PRESSURE SWITCH
(B)	WEATHERPROOF FIRE ALARM BEACON	IM	ISOLATION MODULE
(CO)	STROBE FOR VISUAL NOTIFICATION OF CARBON MONOXIDE ALARM	K	KEY DEPOSITORY BOX
(F)	STROBE FOR VISUAL NOTIFICATION OF SMOKE ALARM	LPS	LOW PRESSURE SWITCH
	FIRE ALARM AUDIO HORN/SPEAKER DEVICE	M	MASTER BOX
#	COMBINATION HORN/SPEAKER & STROBE (# INDICATES CANDELLA RATING)	M	MONITORING MODULE (# INDICATES QUANTITY)
M	LOW FREQUENCY SOUNDER (520Hz)	PE	POWER EXTENDER
#	STROBE VISUAL ALARM SIGNAL (# INDICATES CANDELLA RATING)	PS	NOTIFICATION APPLIANCE POWER SUPPLY
		RI	REMOTE INDICATOR
		RM	RELAY MODULE
		TS	TAMPER SWITCH



HORN STROBE

1 FA001 NOTIFICATION APPLIANCE MOUNTING HEIGHTS

SCALE: NTS

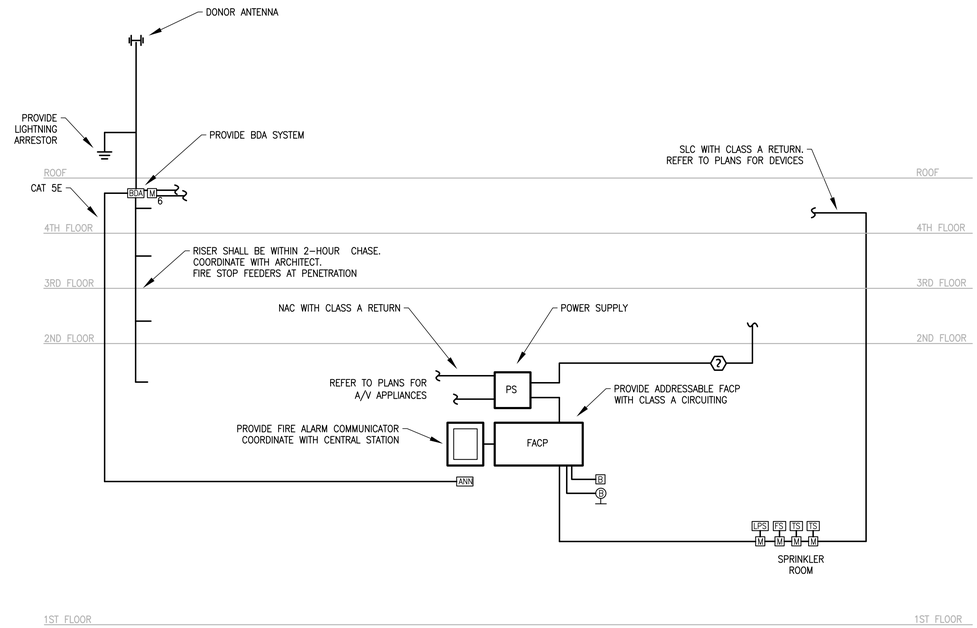


NOTE:

1. PROVIDE LOCKABLE WEATHERPROOF CABINET KEYED PER LOCAL FIRE DEPT WITH AS-BUILT FIRE ALARM DRAWINGS.
2. COORDINATE LOCATION AND INSTALLATION DETAILS WITH LOCAL FIRE DEPARTMENT.

2 FA001 MASTER BOX DETAIL

SCALE: NTS



NOTES:

1. PROVIDE BATTERY CALCULATIONS AND INCLUDE POWER SUPPLIES AS REQUIRED. PROVIDE VOLTAGE DROP CALCULATIONS AND SIZE CIRCUITS AS REQUIRED.
2. PROVIDE ISOLATION MODULES AS REQUIRED.
3. PROVIDE TIER-TWO SHOP DRAWING SUBMITTAL.
4. PROVIDE **DEDUCT ALTERNATE** COST FOR DESIGN/BUILD INSTALLATION OF A BI-DIRECTIONAL AMPLIFIER (BDA) SYSTEM PER LOCAL FIRE DEPARTMENT REQUIREMENTS. OWNER TO COORDINATE POST-CONSTRUCTION THIRD PARTY SIGNAL TESTING TO ENSURE COMPLIANCE WITH 916 OF 780 CMR.

3 FA001 **DEDUCT ALTERNATE:** FIRE ALARM ONE-LINE DIAGRAM

NTS

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

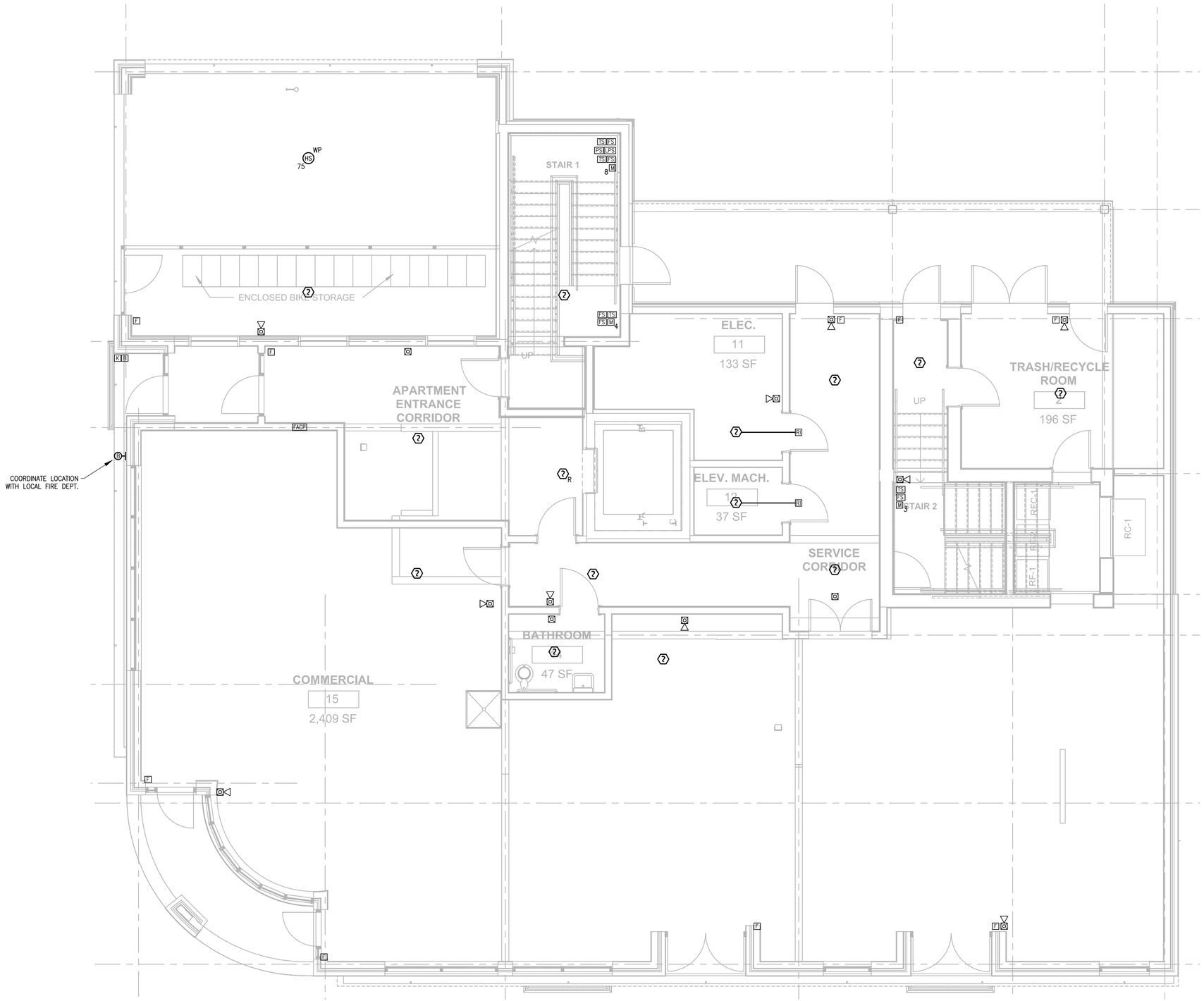
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
FIRE ALARM LEGEND, NOTES, & DETAILS, ONE-LINE DIAGRAM

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
FA001



1 FA101 FIRST FLOOR FIRE ALARM PLAN
SCALE: 1/4" = 1'-0"

FIRE ALARM NOTES:

1. PLAN IS DIAGRAMATIC. LOCATE DEVICES IN ACCORDANCE WITH NFPA 72 (2010) AND DEVICE LISTING.
2. RUN ALL CONDUIT CONCEALED THROUGHOUT.
3. PROVIDE NEW RETURN LOOP FROM MOST REMOTE TERMINAL DEVICE TO RESPECTIVE TERMINAL CABINET.
4. ALL FIRE ALARM EMT FITTINGS SHALL BE PAINTED RED BY THE E.C. DEVICE BOXES SHALL BE STEEL (DIECAST NOT ALLOWED).
5. ALL WIRING SHALL BE STRANDED. SLC WIRING SHALL BE LOW CAPACITANCE TYPE.
6. NO SPLICES, T-TAPS OR INLINE TERMINAL BLOCK CONNECTIONS ARE ALLOWED. ALL WIRING SHALL BE POINT TO POINT FROM DEVICE TO TERMINATION.
7. ALL NEW FIRE ALARM DEVICES SHALL BE UL-LISTED ADA-COMPLIANT SYSTEMS.
8. ALL TERMINATIONS BY FACTORY AUTHORIZED SYSTEM VENDOR.
9. ALL FIRE ALARM AUDIOVISUAL UNITS TO BE MOUNTED PER NFPA 72 REQUIREMENTS.
10. PROVIDE RISER DIAGRAM(S) AUTHORED BY FIRE ALARM SYSTEM VENDOR TO BE DISTRIBUTED TO OWNER & ENGINEER. FOR APPROVAL PRIOR TO INSTALLATION
11. MINIMUM SIZE CONDUIT TO BE 3/4".
12. CONTRACTOR TO PROVIDE VENDOR TESTING PER NFPA 72. VENDOR TO SUBMIT "RECORD OF COMPLETION" AFFIRMING PROPER OPERATION.
13. CONTRACTOR SHALL PERFORM INITIAL TESTING OF 100% OF EACH NEW DEVICE PLUS 10% ADDITIONAL TESTING OF REMAINING DEVICES TO ENSURE PROGRAMMING OF EXISTING SYSTEM NOT AFFECTED BY NEW WORK.
14. LABEL ALL DEVICES WITH SELF-ADHESIVE VINYL LABELS.
15. CONTRACTOR TO PROVIDE A COMPLETE SUBMITTAL IN ACCORDANCE WITH THE I.B.C. SECTION 907.1.2. PROVIDE TIER TWO SHOP DRAWINGS OF FIRE ALARM SYSTEM, BATTERY/VOLTAGE DROP CALCULATIONS AND MANUFACTURER DATA ON DEVICES. UPON COMPLETION PROVIDE TIER THREE RECORD DRAWINGS.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

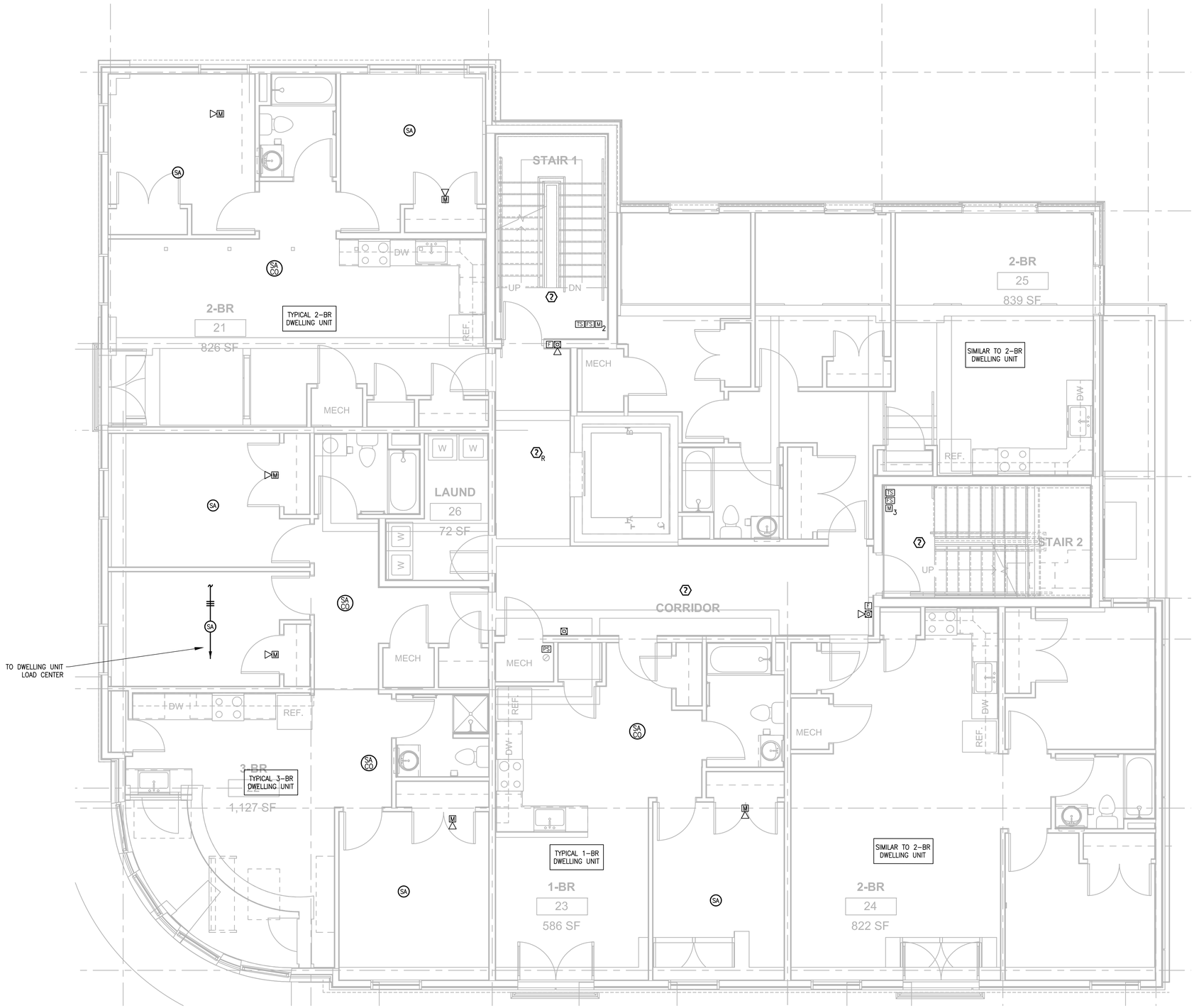
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
FIRST FLOOR FIRE ALARM PLAN

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
FA101



1 FA102 SECOND FLOOR FIRE ALARM PLAN

SCALE: 1/4" = 1'-0"

FIRE ALARM NOTES:

1. PLAN IS DIAGRAMATIC. LOCATE DEVICES IN ACCORDANCE WITH NFPA 72 (2010) AND DEVICE LISTING.
2. RUN ALL CONDUIT CONCEALED THROUGHOUT.
3. PROVIDE NEW RETURN LOOP FROM MOST REMOTE TERMINAL DEVICE TO RESPECTIVE TERMINAL CABINET.
4. ALL FIRE ALARM EMT FITTINGS SHALL BE PAINTED RED BY THE E.C. DEVICE BOXES SHALL BE STEEL (DIECAST NOT ALLOWED).
5. ALL WIRING SHALL BE STRANDED. SLC WIRING SHALL BE LOW CAPACITANCE TYPE.
6. NO SPLICES, T-TAPS OR INLINE TERMINAL BLOCK CONNECTIONS ARE ALLOWED. ALL WIRING SHALL BE POINT TO POINT FROM DEVICE TO TERMINATION.
7. ALL NEW FIRE ALARM DEVICES SHALL BE UL-LISTED ADA-COMPLIANT SYSTEMS.
8. ALL TERMINATIONS BY FACTORY AUTHORIZED SYSTEM VENDOR.
9. ALL FIRE ALARM AUDIOVISUAL UNITS TO BE MOUNTED PER NFPA 72 REQUIREMENTS.
10. PROVIDE RISER DIAGRAM(S) AUTHORED BY FIRE ALARM SYSTEM VENDOR TO BE DISTRIBUTED TO OWNER & ENGINEER. FOR APPROVAL PRIOR TO INSTALLATION
11. MINIMUM SIZE CONDUIT TO BE 3/4".
12. CONTRACTOR TO PROVIDE VENDOR TESTING PER NFPA 72. VENDOR TO SUBMIT 'RECORD OF COMPLETION' AFFIRMING PROPER OPERATION.
13. CONTRACTOR SHALL PERFORM INITIAL TESTING OF 100% OF EACH NEW DEVICE PLUS 10% ADDITIONAL TESTING OF REMAINING DEVICES TO ENSURE PROGRAMMING OF EXISTING SYSTEM NOT AFFECTED BY NEW WORK.
14. LABEL ALL DEVICES WITH SELF-ADHESIVE VINYL LABELS.
15. CONTRACTOR TO PROVIDE A COMPLETE SUBMITTAL IN ACCORDANCE WITH THE I.B.C. SECTION 907.1.2. PROVIDE TIER TWO SHOP DRAWINGS OF FIRE ALARM SYSTEM, BATTERY/VOLTAGE DROP CALCULATIONS AND MANUFACTURER DATA ON DEVICES. UPON COMPLETION PROVIDE TIER THREE RECORD DRAWINGS.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

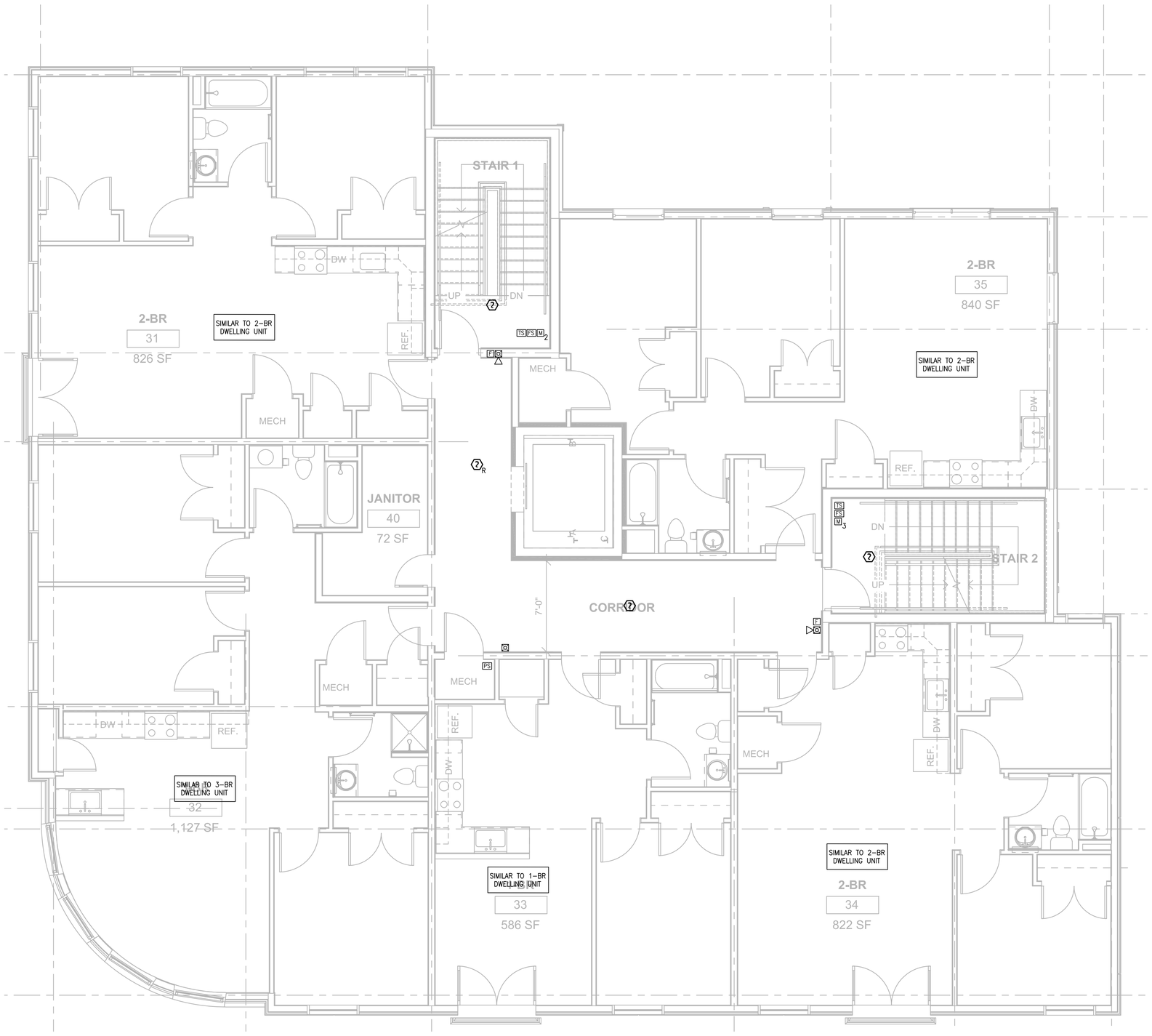
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
SECOND FLOOR FIRE ALARM PLAN

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
FA102



1 / FA103 THIRD FLOOR FIRE ALARM PLAN

SCALE: 1/4" = 1'-0"

FIRE ALARM NOTES:

1. PLAN IS DIAGRAMATIC. LOCATE DEVICES IN ACCORDANCE WITH NFPA 72 (2010) AND DEVICE LISTING.
2. RUN ALL CONDUIT CONCEALED THROUGHOUT.
3. PROVIDE NEW RETURN LOOP FROM MOST REMOTE TERMINAL DEVICE TO RESPECTIVE TERMINAL CABINET.
4. ALL FIRE ALARM EMT FITTINGS SHALL BE PAINTED RED BY THE E.C. DEVICE BOXES SHALL BE STEEL (DIECAST NOT ALLOWED).
5. ALL WIRING SHALL BE STRANDED. SLC WIRING SHALL BE LOW CAPACITANCE TYPE.
6. NO SPLICES, T-TAPS OR INLINE TERMINAL BLOCK CONNECTIONS ARE ALLOWED. ALL WIRING SHALL BE POINT TO POINT FROM DEVICE TO TERMINATION.
7. ALL NEW FIRE ALARM DEVICES SHALL BE UL-LISTED ADA-COMPLIANT SYSTEMS.
8. ALL TERMINATIONS BY FACTORY AUTHORIZED SYSTEM VENDOR.
9. ALL FIRE ALARM AUDIOVISUAL UNITS TO BE MOUNTED PER NFPA 72 REQUIREMENTS.
10. PROVIDE RISER DIAGRAM(S) AUTHORED BY FIRE ALARM SYSTEM VENDOR TO BE DISTRIBUTED TO OWNER & ENGINEER. FOR APPROVAL PRIOR TO INSTALLATION
11. MINIMUM SIZE CONDUIT TO BE 3/4".
12. CONTRACTOR TO PROVIDE VENDOR TESTING PER NFPA 72. VENDOR TO SUBMIT 'RECORD OF COMPLETION' AFFIRMING PROPER OPERATION.
13. CONTRACTOR SHALL PERFORM INITIAL TESTING OF 100% OF EACH NEW DEVICE PLUS 10% ADDITIONAL TESTING OF REMAINING DEVICES TO ENSURE PROGRAMMING OF EXISTING SYSTEM NOT AFFECTED BY NEW WORK.
14. LABEL ALL DEVICES WITH SELF-ADHESIVE VINYL LABELS.
15. CONTRACTOR TO PROVIDE A COMPLETE SUBMITTAL IN ACCORDANCE WITH THE I.B.C. SECTION 907.1.2. PROVIDE TIER TWO SHOP DRAWINGS OF FIRE ALARM SYSTEM, BATTERY/VOLTAGE DROP CALCULATIONS AND MANUFACTURER DATA ON DEVICES. UPON COMPLETION PROVIDE TIER THREE RECORD DRAWINGS.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

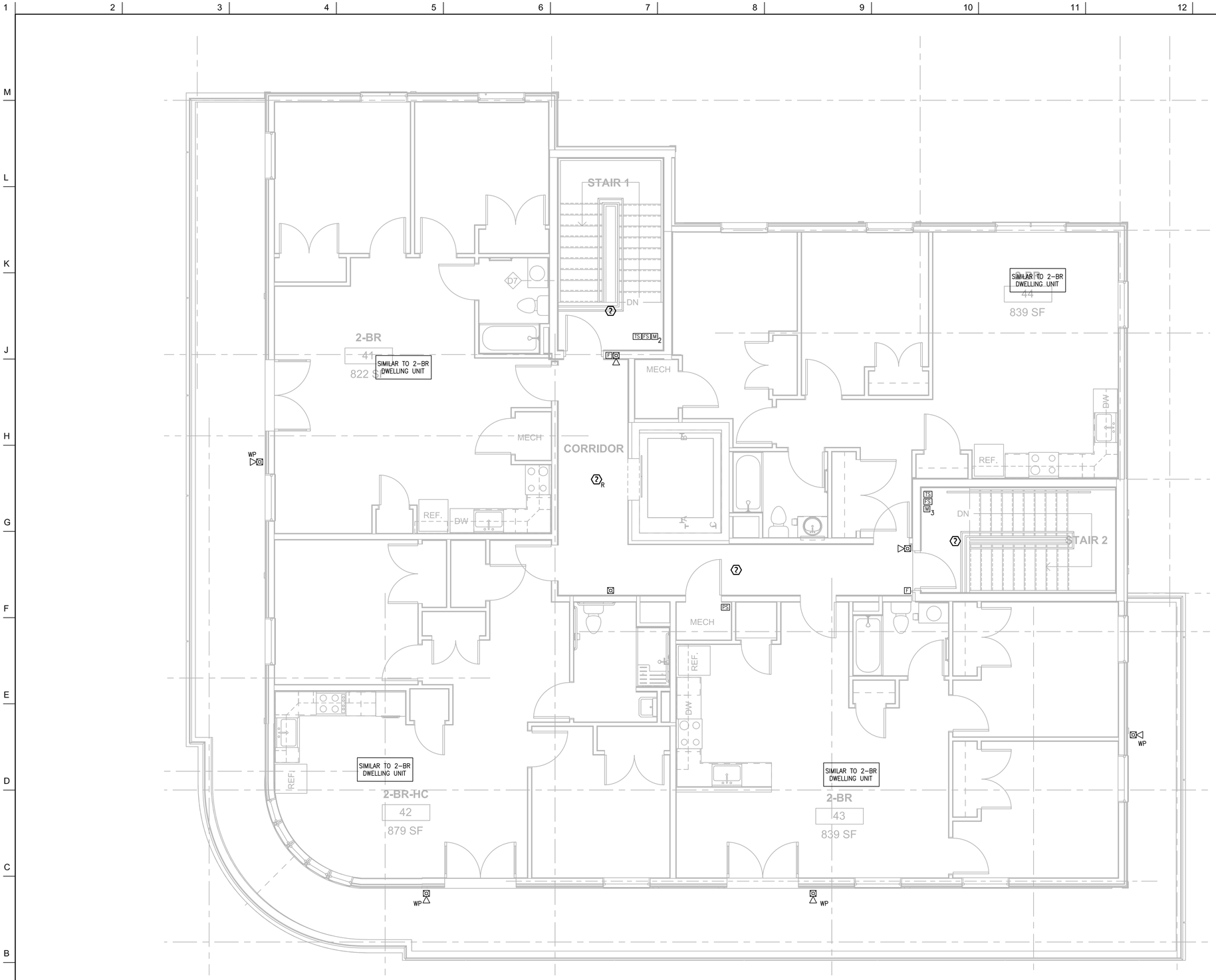
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
THIRD FLOOR FIRE ALARM PLAN

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
FA103



1 FOURTH FLOOR FIRE ALARM PLAN
FA104 SCALE: 1/4" = 1'-0"

FIRE ALARM NOTES:

1. PLAN IS DIAGRAMATIC. LOCATE DEVICES IN ACCORDANCE WITH NFPA 72 (2010) AND DEVICE LISTING.
2. RUN ALL CONDUIT CONCEALED THROUGHOUT.
3. PROVIDE NEW RETURN LOOP FROM MOST REMOTE TERMINAL DEVICE TO RESPECTIVE TERMINAL CABINET.
4. ALL FIRE ALARM EMT FITTINGS SHALL BE PAINTED RED BY THE E.C. DEVICE BOXES SHALL BE STEEL (DIECAST NOT ALLOWED).
5. ALL WIRING SHALL BE STRANDED. SLC WIRING SHALL BE LOW CAPACITANCE TYPE.
6. NO SPLICES, T-TAPS OR INLINE TERMINAL BLOCK CONNECTIONS ARE ALLOWED. ALL WIRING SHALL BE POINT TO POINT FROM DEVICE TO TERMINATION.
7. ALL NEW FIRE ALARM DEVICES SHALL BE UL-LISTED ADA-COMPLIANT SYSTEMS.
8. ALL TERMINATIONS BY FACTORY AUTHORIZED SYSTEM VENDOR.
9. ALL FIRE ALARM AUDIOVISUAL UNITS TO BE MOUNTED PER NFPA 72 REQUIREMENTS.
10. PROVIDE RISER DIAGRAM(S) AUTHORED BY FIRE ALARM SYSTEM VENDOR TO BE DISTRIBUTED TO OWNER & ENGINEER. FOR APPROVAL PRIOR TO INSTALLATION
11. MINIMUM SIZE CONDUIT TO BE 3/4".
12. CONTRACTOR TO PROVIDE VENDOR TESTING PER NFPA 72. VENDOR TO SUBMIT 'RECORD OF COMPLETION' AFFIRMING PROPER OPERATION.
13. CONTRACTOR SHALL PERFORM INITIAL TESTING OF 100% OF EACH NEW DEVICE PLUS 10% ADDITIONAL TESTING OF REMAINING DEVICES TO ENSURE PROGRAMMING OF EXISTING SYSTEM NOT AFFECTED BY NEW WORK.
14. LABEL ALL DEVICES WITH SELF-ADHESIVE VINYL LABELS.
15. CONTRACTOR TO PROVIDE A COMPLETE SUBMITTAL IN ACCORDANCE WITH THE I.B.C. SECTION 907.1.2. PROVIDE TIER TWO SHOP DRAWINGS OF FIRE ALARM SYSTEM, BATTERY/VOLTAGE DROP CALCULATIONS AND MANUFACTURER DATA ON DEVICES. UPON COMPLETION PROVIDE TIER THREE RECORD DRAWINGS.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

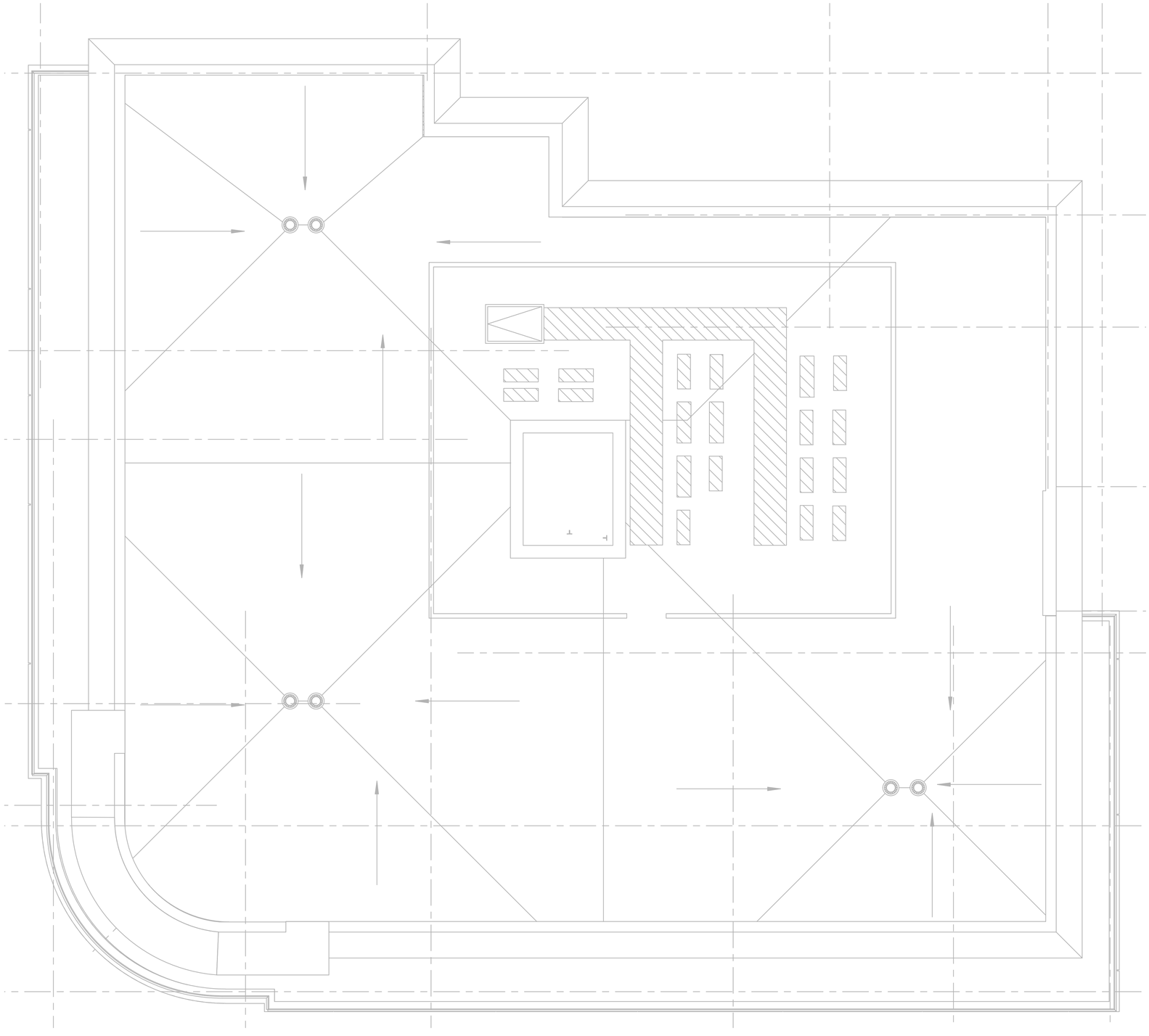
Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
FOURTH FLOOR FIRE ALARM PLAN

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
FA104



1 FA105 ROOF FIRE ALARM PLAN
SCALE: 1/4" = 1'-0"

FIRE ALARM NOTES:

1. PLAN IS DIAGRAMATIC. LOCATE DEVICES IN ACCORDANCE WITH NFPA 72 (2010) AND DEVICE LISTING.
2. RUN ALL CONDUIT CONCEALED THROUGHOUT.
3. PROVIDE NEW RETURN LOOP FROM MOST REMOTE TERMINAL DEVICE TO RESPECTIVE TERMINAL CABINET.
4. ALL FIRE ALARM EMT FITTINGS SHALL BE PAINTED RED BY THE E.C. DEVICE BOXES SHALL BE STEEL (DIECAST NOT ALLOWED).
5. ALL WIRING SHALL BE STRANDED. SLC WIRING SHALL BE LOW CAPACITANCE TYPE.
6. NO SPLICES, T-TAPS OR INLINE TERMINAL BLOCK CONNECTIONS ARE ALLOWED. ALL WIRING SHALL BE POINT TO POINT FROM DEVICE TO TERMINATION.
7. ALL NEW FIRE ALARM DEVICES SHALL BE UL-LISTED ADA-COMPLIANT SYSTEMS. DEVICES SHALL BE COMPATIBLE WITH EXISTING NOTIFIER SYSTEM.
8. ALL TERMINATIONS BY FACTORY AUTHORIZED SYSTEM VENDOR.
9. ALL FIRE ALARM AUDIOVISUAL UNITS TO BE MOUNTED PER NFPA 72 REQUIREMENTS.
10. INCLUDE FIRE ALARM PANEL MODIFICATIONS REQUIRED FOR COMPLETE AND FUNCTIONAL INSTALL. COORDINATE WITH ARCHITECTURAL PLANS AND SECTIONS.
11. PROVIDE RISER DIAGRAM(S) AUTHORED BY FIRE ALARM SYSTEM VENDOR (SIMPLEX) TO BE DISTRIBUTED TO OWNER & ENGINEER. FOR APPROVAL PRIOR TO INSTALLATION
12. MINIMUM SIZE CONDUIT TO BE 3/4".
13. PROVIDE A/V CIRCUIT LOAD TEST & UPDATED RISER DIAGRAM(S) AUTHORED BY APPROVED FIRE ALARM SYSTEM VENDOR PRIOR TO INITIATING WORK.
14. CONTRACTOR TO PROVIDE VENDOR TESTING PER NFPA 72. VENDOR TO SUBMIT 'RECORD OF COMPLETION' AFFIRMING PROPER OPERATION.
15. CONTRACTOR SHALL PERFORM INITIAL TESTING OF 100% OF EACH NEW DEVICE PLUS 10% ADDITIONAL TESTING OF REMAINING DEVICES TO ENSURE PROGRAMMING OF EXISTING SYSTEM NOT AFFECTED BY NEW WORK.
16. UPDATE ROOM NAMES ON ANNUNCIATORS.
17. LABEL ALL DEVICES WITH SELF-ADHESIVE VINYL LABELS.
18. CONTRACTOR TO PROVIDE A COMPLETE SUBMITTAL IN ACCORDANCE WITH THE I.B.C. SECTION 907.1.2. PROVIDE TIER TWO SHOP DRAWINGS OF FIRE ALARM SYSTEM, BATTERY/VOLTAGE DROP CALCULATIONS AND MANUFACTURER DATA ON DEVICES. UPON COMPLETION PROVIDE TIER THREE RECORD DRAWINGS.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant
NORIAN / SIANI ENGINEERING, INC.
43 Bradford Street, 3rd Floor
Concord, MA 01742
Tel: (781) 398-2250
Email: info@NS-Engineering.com

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
ROOF FIRE ALARM PLAN

Designed	BMK
Checked	GAC
Project No.	16045.00
Scale	As Noted
Date	08.23.2019

Drawing No.
FA105

1 EXTERIOR RENDERING SOUTH ELEVATION

1/4" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
EXTERIOR ELEVATION RENDERING

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018

Drawing No.
B-201

1 EXTERIOR RENDERING WEST ELEVATION

1/4" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

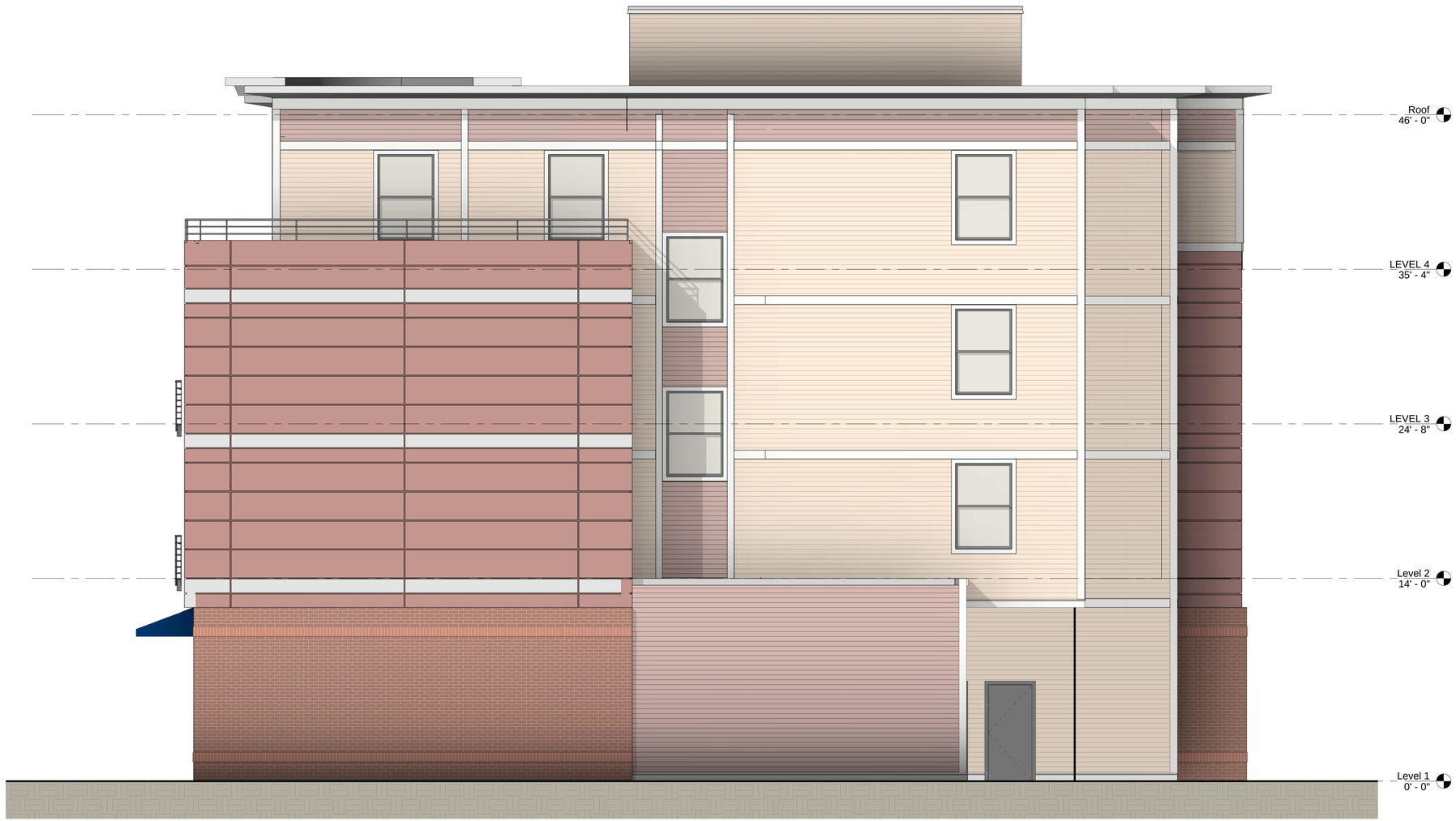
Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
EXTERIOR ELEVATION RENDERING

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018

Drawing No.
B-202



1 EXTERIOR RENDERING EAST ELEVATION

1/4" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
EXTERIOR ELEVATION RENDERING

95% PRICING SUBMISSION

Designed: Designer
Checked: Author
Project No.: 16045.00
Scale: 1/4" = 1'-0"
Date: 10.31.2018
Drawing No.: B-203

1 EXTERIOR RENDERING NORTH ELEVATION

1/4" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
117 BROADWAY
117 BROADWAY, ARLINGTON, MA 02474

Title
EXTERIOR ELEVATION RENDERING

95% PRICING SUBMISSION

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	1/4" = 1'-0"
Date	10.31.2018

Drawing No.
B-204

DAVIS
SQUARE
ARCHITECTS

240A Elm Street
Somerville, MA 02144
617.628.5700, tel
davissquarearchitects.com

Clifford J. Boehmer, AIA
Ross A. Speer, AIA
Iric L. Rex, AIA

September 18, 2019

Jennifer Raitt, Director
Department of Planning and Community Development
730 Massachusetts Ave. Annex
Arlington, MA 02476

RE: 19R Park Ave (Downing Square) and 117 Broadway
Arlington, MA
DSA Project No. 16045

Dear Ms. Raitt:

In accordance with the conditions of the Special Permit decisions for 19R Park Ave (Downing Square) and 117 Broadway, we are submitting our current set of 95% complete drawings for review by the ARB. While we are doing some final coordination of details prior to submission for a building permit, we do not anticipate that those issues will have any impact on the appearance of the buildings. Following is a list of items requested in the decisions, and where each can be found in the drawings:

19R Park Ave:

- Exterior Lighting – See sheets A-E100 and B-E100, Electrical site plans.
- Landscaping – See sheet C-3, Planting Plan.
- Bike Racks – Bike Storage room shown on sheet B-A101. See attached 'Dero' product information for detail of bike rack, capacity to be (2) 8' sections for 18 bicycles.
- Sidewalk Materials & Dimensions – See sheet C-1, Layout and Materials Plan.
- Exterior Materials - Identified on elevations A-A201-2 & B-A201-3. Additional colored elevations are attached and color samples of materials will be brought to the hearing.
- Signs - Building A to have lettering identifying as 'Downing Square', shown on elevation sheet A-A201.

117 Broadway:

- Exterior Lighting – See sheet C-1 indicating pole mounted light; style shall be similar to that at the Downing site. (Building-mounted lighting is shown on sheet E201.)
- Landscaping – See sheet C-3, Planting Plan.
- Bicycle Racks – Exterior Bike Storage area shown on sheet A101. See attached 'Dero' product information for detail of rack, capacity to be (2) 8' sections for 18 bicycles.
- Sidewalk Materials & Dimensions – See sheet C-1, Layout and Materials Plan.

- Exterior Materials - Identified on elevations A201-4. Additional colored elevations are attached and color samples of materials will be brought to the hearing.
- Signs – Identifying signage for the first floor commercial space will be designed by the prospective tenant in accordance with Town requirements.

I hope that I have provided the information you were looking for. If there is anything else you need, or if you have any additional questions, please contact me.

Sincerely,
DAVIS SQUARE ARCHITECTS, INC.

Paul Warkentin, Associate

Attachments:
Downing Square 95% drawings
117 Broadway 95% set
Downing Square – colored elevations
117 Broadway – colored elevations
'Dero' Bicycle Rack product information

Cc: Pam Hallett, Housing Corporation of Arlington

BIKE FILE

High Efficiency

The Bike File is our most space efficient u-lock compatible product. Sturdy sliding hangers allow nine bikes to be securely stored in an eight-foot section while allowing for easy loading and unloading of bikes.

© 2015 Dero

BIKE FILE

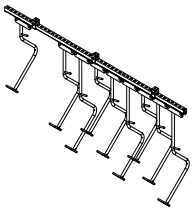
Hanger arms slide apart to allow access to bikes

FINISH OPTIONS

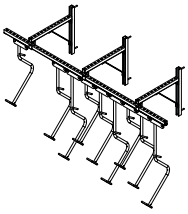
Galvanized

MOUNT OPTIONS

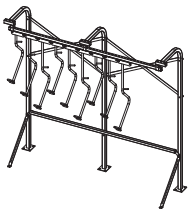
Ceiling



Wall



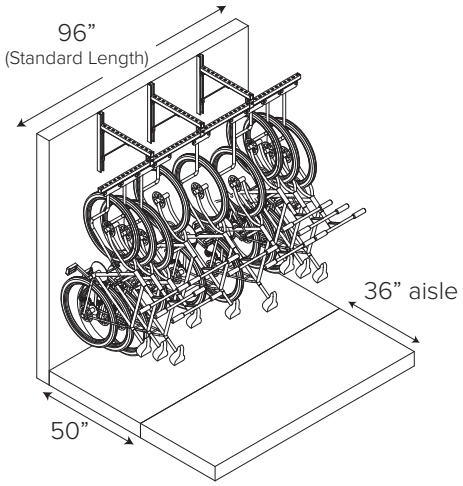
Floor



© 2015 Dero

BIKE FILE

Submittal Sheet



CAPACITY 9 bikes per 8-foot unit

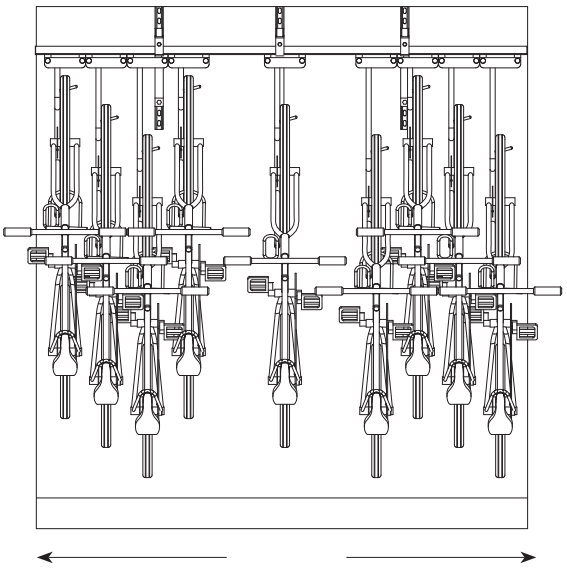
MATERIALS
12 gauge galvanized steel trolley track
Stainless steel trolley assembly
1” 16g arms

MOUNT OPTIONS

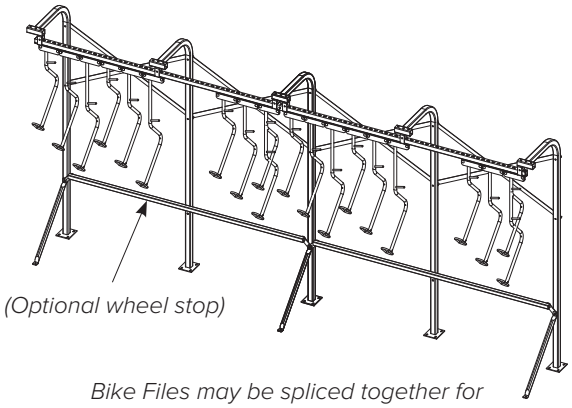
☐ **Wall Mount**
The Bike File is available in a wall-mounted configuration. Please contact us if you are interested in a floor-mounted Bike File.

☐ **Ceiling Mount**
The Bike File is available in a ceiling-mounted configuration.

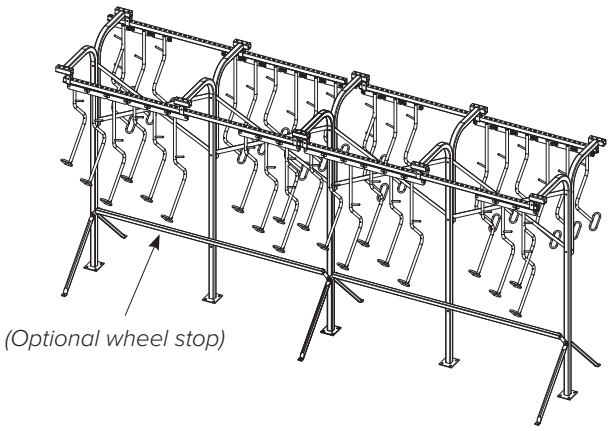
☐ **Floor Mount**
The Bike File is also available in a floor-mounted option.



Trolleys allow you to push neighboring bikes apart when hanging or removing a bike



Bike Files may be spliced together for expanded, continuous bike storage.



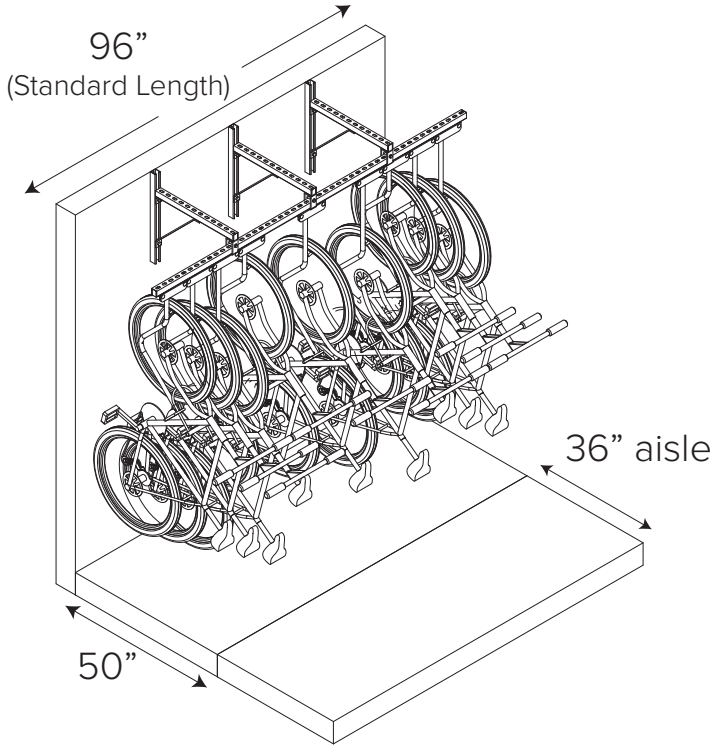
A double-sided option is available

© 2015 Dero

BIKE FILE

Setbacks

Bike Files may be lined up end to end to fill the available space. A 36” aisle should be left between the ends of bikes in racks facing one another.



© 2015 Dero

G-1 | LOWELL STREET ELEVATION

3/16" = 1'-0"

A-1 | PARK AVENUE ELEVATION

3/16" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title
EXTERIOR ELEVATIONS

Designed	Designer
Checked	Author
Project No.	16045.00
Scale	3/16" = 1'-0"
Date	02.15.2018

Drawing No.
A-A201

ONE STOP

G-1 | SOUTH ELEVATION

3/16" = 1'-0"

A-1 | ENTRANCE DRIVE ELEVATION

3/16" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

© Copyright 2016 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

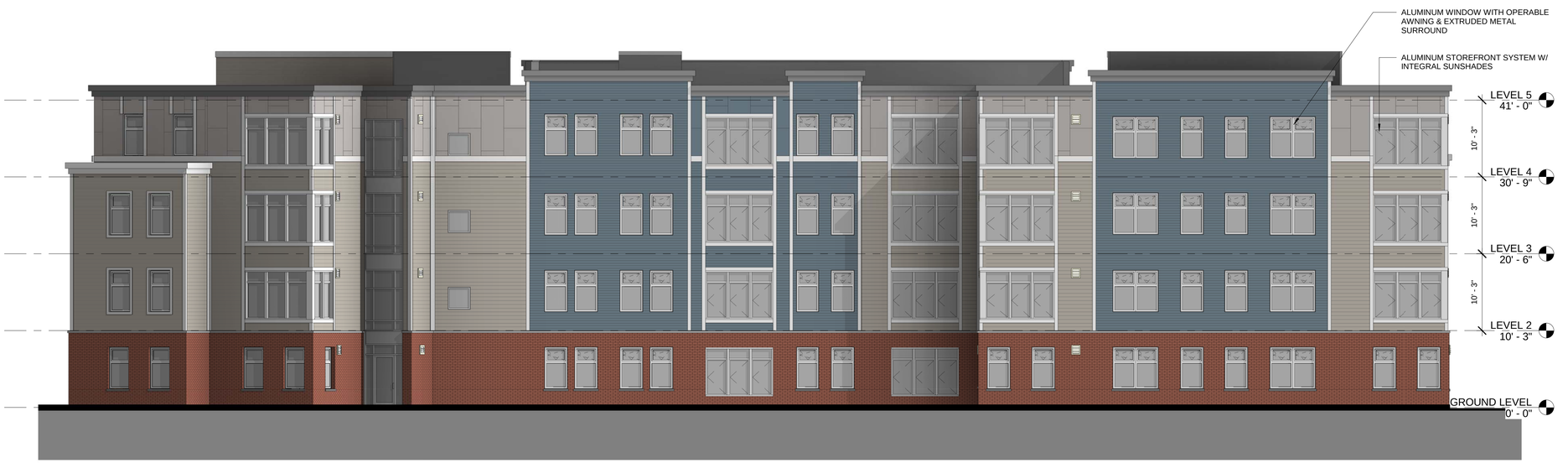
Project
DOWNING SQUARE
19R PARK AVE, ARLINGTON, MA 02474

Title
EXTERIOR ELEVATIONS

ONE STOP

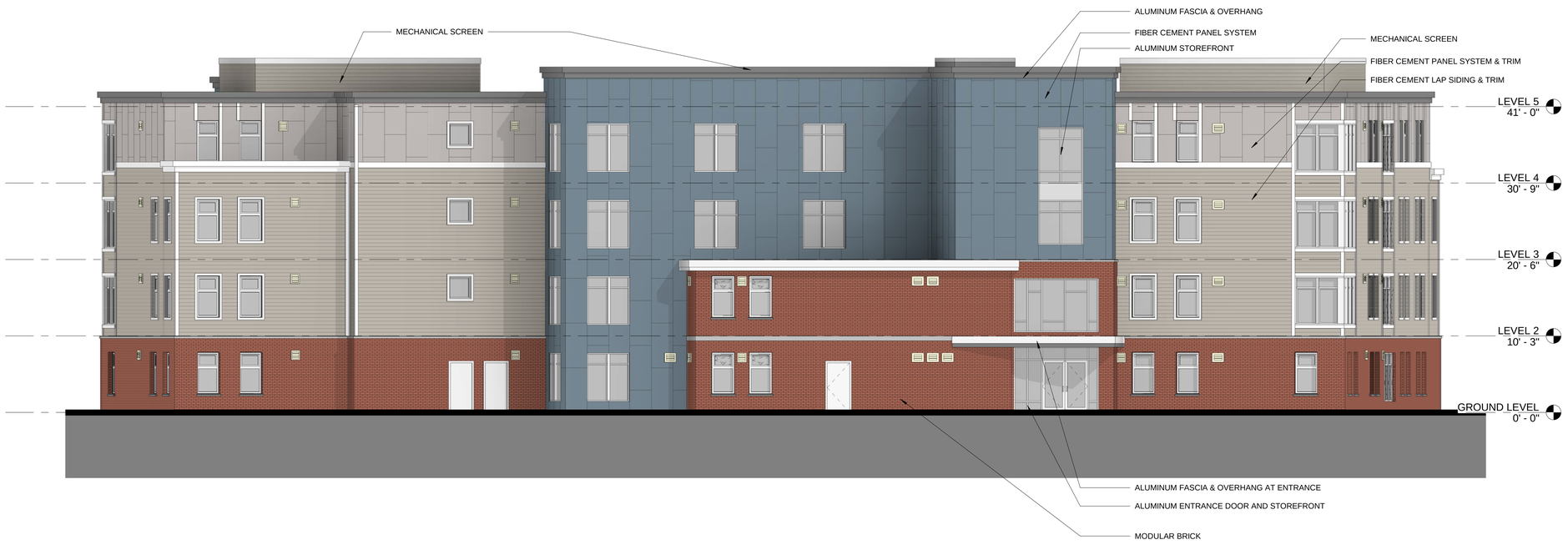
Designed	Designer
Checked	Author
Project No.	16045.00
Scale	3/16" = 1'-0"
Date	02.15.2018

Drawing No.
A-A202



G-1 SOUTH ELEVATION

1/8" = 1'-0"



A-1 NORTH ELEVATION

1/8" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

© Copyright 2019 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
DOWNING SQUARE: BUILDING B
19R PARK AVE, ARLINGTON, MA 02474

Title
EXTERIOR ELEVATIONS

Designed	Designer
Checked	Author
Project No.	16045
Scale	1/8" = 1'-0"
Date	08.29.2019

Drawing No.
B-A200

G-1 WEST ELEVATION

1/8" = 1'-0"

A-1 EAST ELEVATION

1/8" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS.

© Copyright 2019 Davis Square Architects, Inc.

No.	REVISIONS/SUBMISSIONS	Date

DAVIS SQUARE ARCHITECTS
240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project
DOWNING SQUARE: BUILDING B
19R PARK AVE, ARLINGTON, MA 02474

Title
EXTERIOR ELEVATIONS

Designed	Designer
Checked	Author
Project No.	16045
Scale	1/8" = 1'-0"
Date	08.29.2019

Drawing No.
B-A201

Town of Arlington, Massachusetts

Meeting Minutes (8/12)

Summary:

8:30 p.m. - 8:40 p.m	• Board will review draft minutes and may vote to approve them.

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	Agenda_Item_2_-_08122019_ARB_Draft_Minutes.pdf	08122019 Draft ARB Minutes

Arlington Redevelopment Board
Monday, August 12, 2019, 7:30 p.m.
Town Hall Annex, Second Floor Conference Room
Meeting Minutes

This meeting was recorded by ACMi.

PRESENT: Andrew Bunnell (Chair), David Watson, Kin Lau, Rachel Zsembery
ABSENT: Eugene Benson
STAFF: Jennifer Raitt, Director, Planning and Community Development and Erin Zwirko, Assistant Director

The Chair called the meeting to order and notified all attending that the meeting is being recorded by ACMI.

The Chair introduced the first agenda item, Environmental Design Review, Docket #3348 Public Hearing for signs for CVS at 833 Mass Ave. The Chair introduced applicant Gary McCoy who presented the request.

Mr. McCoy, representing the sign company, would like to replace two existing internally lit CVS logo signs with signs with the new logo and repaint the façade of the building.
The Chair explained that a board member is missing so in order to get approval there would have to be a unanimous vote from the board members present. The Chair said that Mr. McCoy could ask for a continuance if he chooses.

Ms. Raitt explained that the request will increase the number of signs; the do not enter sign is new. Mr. McCoy said he would remove the do not enter sign from the package if necessary. Ms. Zsembery asked about painting the façade and asked if the signs are internally lit and are individual letters. Mr. Lau asked about the previous agreement that the special permit approval would be contingent upon receiving the plans for the neighboring abandoned building from the owner. The project was approved 10 years ago and Mr. Lau said he feels that his only choice is to ask for a continuance until the board hears from the property owner. Mr. McCoy asked what the owner was obligated to do. The Chair explained that there was an agreement that the owner would maintain the neighboring property. Mr. McCoy requested a continuance to the next meeting September 9, 2019.

The Chair said the board would take public comments even though this case is being continued.

Chris Loretti asked Mr. McCoy if the new signs will be LED and if they would be on 24 hours per day. Mr. McCoy said the new signs will be LED and will be on until one hour after store closing. Mr. Loretti also asked the board to review the original landscaping agreement with CVS. Mr. Loretti said he feels that the landscaping has fallen by the wayside over time.

The Chair entertained a motion to continue the meeting until September 9, 2019. Mr. Lau motioned to continue the meeting, Mr. Watson seconded, all voted in favor 4-0.

The Chair said that the board would move on with other business and wait to start the hearing for Food Link at 8:00 p.m. as scheduled. The Chair introduced the third agenda item, Request for Public Hearing Continuance and Waiver of Special Permit Filing Fee. The Chair said he would like to be able to continue this hearing to a future meeting pending questions about the board's authority to waive fees and have all members of the board are present. Mr. Lau asked for the total amount of fees that the board would be waiving. Ms. Raitt explained that the fees for the special permit filings are outlined in her brief filed with the ARB meeting.

The Chair moved to continue the Request for Public Hearing Continuance and Waiver of Special Permit Filing Fee to September 9, 2019 or to October 21, 2019, as requested in a letter from the proponent. Mr. Lau motioned to continue this hearing on October 21, 2019. Mr. Watson seconded, all voted in favor 4-0.

The Chair moved to continue the 1211-1207 Mass Ave Special Permit hearing until October 21, 2019. Mr. Lau motioned to approve, Ms. Zsembery seconded, all voted in favor 4-0.

The Chair introduced the second agenda item, Environmental Design Review, Docket # 3604 Public Hearing for Food Link at 108 Summer St. Docket # 3604. The Chair confirmed that all presents for the Food Link Public Hearing were present and invited them to set up for their hearing. The Chair opened the hearing for Food Link. Food Link Co-Founder Julianna Kremer introduced herself, DeAnne Dupont Co-founder, and Carl Solander, Peter Zambelletti, architects. Ms. Kremer gave an overview of Food Link's history and the local organizations that Food Link partners with. Food Link has a staff of four and works with volunteers from Arlington. Carl Solander reviewed the current structure and plot plan. Mr. Solander said they plan to gut the interior of the building and make selective improvements to the exterior, including a ramp to make the building fully accessible. Mr. Solander also said they plan to enclose the loading dock, create offices, a food sorting area, a cold storage area, and conference room. The exterior canopy design will incorporate shelter for an existing bus stop. The exterior plan will include a new retaining wall, more permeable pavers in the parking area, and two dry wells to capture water from the asphalt. There will be a new bike storage facility with six spaces for long term bike storage and four short term bike parking spaces next to the building. There will be eight parking spaces on site. Food Link requested parking relief. They conducted a parking study to see how many vehicles are parked on the property per hour, which is currently up to five on the weekend. Food Link asked a neighboring property to allow for weekend volunteer overflow parking. The current stucco façade will be painted.

The Chair notified the applicant that since the board is missing a member they can ask for a continuance if they choose. The Chair said he would like to see a transportation management plan to encourage people to use alternative methods of transportation. The Chair asked about the plans for tenant spaces. Ms. Dupont said they do not currently have any tenants interested in the space. Ms. Dupont said that they would like to secure tenants with a similar community service focus.

Mr. Lau asked about the height of trees in the back, and whether they would interfere with the solar array on the building. Ms. Dupont said that after speaking with the Town's Tree Warden she understood she would be able to trim the neighboring trees to allow for a flat solar array. Mr. Lau asked if the larger windows at the back of the building will allow for egress to the bike path. Ms. Dupont said at this time the large basement windows will not provide egress, the MBTA will not allow access to the bike path at that location at this time. Mr. Lau asked about moving the wood design element from the loading dock to the front door area. Ms. Zsembery asked if visitors will be using the front door or if Food Link will be asking visitors to use the accessible Summer Street entrance. Ms. Dupont said that they are looking for a facade that is easy to maintain to keep the operation costs for the building low. Mr. Lau said that the current design the front door does not look like the front door. Mr. Watson said he sees why the loading dock would be the focal point. Ms. Zsembery asked Food Link to take another look at the allocation of materials to think about the street view. Mr. Solander said that Food Link is entertaining the prospect of having murals on the façade of the building. Mr. Watson said he likes the project but is disappointed that the T will not allow a connection to the bike path. Mr. Watson suggested that part of Food Link's TBM plan should include information for visitors with the safest bike routes to the new facility. Mr. Watson said that if FoodLink is intending to include off-site parking spaces he would like to see a legally binding agreement put in place. Ms. Dupont said that FoodLink did not include the overflow parking numbers in their parking relief request. Ms. Raitt said that Food Link noted in their request for a parking reduction FoodLink would include a letter of agreement for the off-site parking. The Chair said that the four parking spaces should meet the requirements of the parking reduction. Ms. Zsembery asked if there was a handicapped parking space by the accessible ramp entrance. Ms. Zsembery asked if FoodLink would consider changing a visitor's parking spot to a handicapped space. Ms. Zsembery asked about free standing lighting for the parking. Mr. Solander said that they considered solar lighting in the parking lot. Mr. Lau asked if permitting would allow an easement from the MBTA to complete the retaining wall. Ms. Dupont said that they consider the easement request part of the construction manager's responsibilities.

The Chair opened the floor for public comments.

Guy Morello asked if the bus stop should be moved westbound on Summer St. He said he is concerned about tractor trailers stopping and blocking traffic. Food Link could then use the current bus stop space as a handicapped parking space. Ms. Dupont said that deliveries will be made by box trucks, not larger trucks.

James Cutler said he is happy to have Food Link as a new neighbor. Mr. Cuttler suggested a new crosswalk that will connect the two bus stops on Summer Street. Ms. Raitt said the Town Manager is working with the Transportation Planner and the Transportation Advisory Committee to consider the bus stop and pedestrian activity in that area. Ms. Raitt said that they are also intending to pursue access to the bike path at the rear of the building.

The Chair moved to continue the meeting until September 9, 2019 to present any design and transportation management changes the board requested.

Mr. Lau said the board would like to see the following improvements to the plan:
1) Updates to entry area design;
2) Traffic demand management plan;
3) Parking space dimensions; and
4) Include a more detailed landscape design.

Ms. Dupont asked about the 21 day permitting timeline if the hearing is continued to September 9, 2019. Food Link has six months left on their current lease.

Mr. Watson asked how often the box trucks will be making deliveries. Ms. Dupont said that the deliveries are very fast. The deliveries are typically made on Thursdays at 11:00 a.m. Mr. Watson asked if traffic will be blocked when the deliveries are made. Mr. Solander said that there are two curb cuts to allow the trucks to pull in so they will not have to back in and block traffic on Summer Street. Ms. Raitt said that designing a new entry could have significant cost implications for Food Link. The extent of what Food Link can do to the façade is the canopy and the wood band. Ms. Raitt said the DPCD staff can work with the applicant to design a more prominent front door design. The Chair said that conditions of the special permit can include that Food Link continues to work with DPCD regarding the front entry design. The DPCD staff will also work with Food Link on their lighting and landscaping design and parking and transportation plan. The Chair motioned to approve the EDR special permit #3604 with special conditions as outlined by the Director. Mr. Lau moved to approve, Mr. Watson seconded, all voted in favor 4-0.

The Chair opened the floor to the public for the Open Forum portion of the meeting.

Guy Morello asked about the presentation, he asked if it was a power point presentation. Ms. Zwiko explained that the presentation was a downloaded PDF document.

The Chair moved to close the meeting. Mr. Lau motioned to adjourn, Ms. Zsembery seconded, all voted in favor 4-0.

Meeting adjourned.

DRAFT

Town of Arlington, Massachusetts

Correspondence received

Summary:
Correspondence received: Email and Attachments from Don Seltzer 091619
Correspondence received from Chris Loreti 092319 regarding 117 Broadway Special Permit Absence of Open Space

ATTACHMENTS:

Type	File Name	Description
Reference Material	Correspondence_Received_-_Email_from_Don_Seltzer_091619.pdf	Correspondence - email from Don Seltzer 091619
Reference Material	ARB_data_letter[1].pdf	Attachment 1 - ARB data letter
Reference Material	Arlington_Density_Comparison-MAPC_Inner_Core[1].pdf	Attachment 2 - Arlington Density Comparison - MAPC Inner Core
Reference Material	Arlington_Density_Comparison-Metro_Mayors_Coalition_taxes[1].pdf	Attachment 3 - Arlington Density Comparison- Metro Mayors Coalition Taxes
Reference Material	Arlington_Housing_Status[1].pdf	Attachment 4 - Arlington Housing Status
Reference Material	Doing_Our_Share__inner_core_map[1].pdf	Attachment 5 - Doing Our Share inner core map
Reference Material	Mass_Density__and_Tax_Levy_Comparison[1].pdf	Attachment 6 - Mass Density and Tax Levy Comparison
Reference Material	Mayor_Walsh_Plans_To_Increase_Housing_As_Boston_Population_Grows[1].pdf	Attachment 7 - Mayor Walsh Plans to Increase Housing As Boston Population Grows
Reference Material	Metro_Boston_Mayors_set_goal_of_185_000_new_housing_units_by_2030[1].pdf	Attachment 8 - Metro Boston Mayors set goal of 185,000 new housing units by 2030
Reference Material	tax_levy_by_class_$100M[1].pdf	Attachment 9- tax levy by class $100M
Reference Material	Correspondence_received_from_Chris_Loreti_092319_regarding_117_Broadway_Special_Permit_Absence_of_Open_Space.pdf	Correspondence received from Chris Loreti 092319 regarding 117 Broadway Special Permit Absence of Open Space

From: Don Seltzer <timoneer@gmail.com>
To: Erin Zwirko <EZwirko@town.arlington.ma.us>
Cc: Jenny Raitt <jraitt@town.arlington.ma.us>, Andrew Bunnell <ABunnell@town.arlington.ma.us>, gbenson@town.arlington.ma.us, DWatson@town.arlington.ma.us, KLau@town.arlington.ma.us, rzsembery@town.arlington.ma.us
Date: 09/16/2019 11:19 AM
Subject: Requested data on housing in Arlington - ARB correspondence

Per your request I am enclosing the background research that I had hoped to summarize during the Open Forum portion of the Sept 9 ARB meeting. I believe that you will find it useful, and I am available to answer any questions at your next meeting.

The comments that I had been prepared to make at the last meeting were prompted by the Town Manager's presentation on housing to the Select Board on July 22 in which he declared a goal of seeking public engagement in the process. It is my understanding that he intends to give the same presentation to the ARB.

The attached documents address some aspects of the Town Manager's presentation, in particular digging deeper into what the numbers mean for Arlington.

One of the key numbers at the center of the housing crisis is the claim that the Boston metropolitan area needs 185,000 additional housing units by 2030. That was the number announced almost a year ago by the Metropolitan Mayors Coalition (MMC). There are reasons to dispute the assumptions behind this number which have been raised by others, but I will accept this estimate as valid and show what it means for Arlington.

The very same week that MMC pledged its 15 members, Arlington included, to meet this goal, Mayor Walsh announced that Boston's share would be 69,000 units. In the year since, town

officials have been asked what is Arlington's quota, but no answer has been given. In fact, very few of the MMC communities have responded, perhaps because the answer is mind-boggling.

The math however is very straightforward. After Boston's declared share, the other 14 communities are left with 116,000 units to allocate among themselves. This is a 34% increase in the current total housing for these 14 communities.

For Arlington, a 34% increase in housing is nearly 6,800 new units. Presumably these would go into the R4-R8 high density districts (which represent just 5% of Arlington's area) and some into our business zones. These same districts have 5,000 housing units today. To more than double their density is almost unimaginable. I will leave it to you to speculate on what that would do our infrastructure and particularly the burden on schools.

In the enclosed attachments you will find spreadsheet tables that relate to population and housing density. Most of the data is taken directly from the US Census Bureau website and reflects the official Bureau estimates as of 2017. I have sorted the tables by housing density. I have also added some additional columns which I will explain shortly.

Of the 13 cities and 2 towns in the MMC, Arlington is in the middle third by density. There are five other cities within the MMC that have significantly less density than Arlington. This brings up an interesting question: What If these other five cities were to build out to the same density that Arlington has already achieved?

The answer is given in the 6th column. If Medford, Quincy, Melrose, Newton, and Braintree to increase their density to Arlington's standard, the metropolitan area would have nearly 111,000 more housing units, going a long way to meeting the MMC pledge.

Along this same line of thinking, what about the MAPC Inner Core? Arlington has been lumped into this grouping by the Metropolitan Area Planning Council in their master plans rather than as a Mature Suburb such as our neighbors Winchester and Lexington. What if the other Inner Core cities were asked to meet Arlington's density? That would mean that Lynn, Medford, Quincy, Melrose, Belmont, Waltham, Newton, Saugus, Needham, and Milton would have to build 218,633 more housing units, far surpassing the stated need of MMC.

I have also added some additional columns to these tables showing the property tax burden of these communities. The numbers are eye-opening. For the MMC communities collectively, nearly half (47%) of the property tax burden is non- residential. In Arlington, however, only 5.6% of the property tax burden is non-residential. This one number demonstrates that Arlington is unique, and the folly of trying to lump our town into the same pigeonhole as the MMC 15. It should also be prominent in any discussions of changes that threaten what little commercial base we have remaining.

Returning to the question of housing, it is widely believed in the community that Arlington's real need is not more market rate housing but specifically more affordable housing. In looking for solutions toward achieving that goal it is instructive to see just

who creates affordable housing in Arlington. Of the 1100 or so officially affordable units on the state's SHI list,

62% have been created by the Town through the Arlington Housing Authority. This includes 519 units in the Senior Housing developments and 176 in Menotomy Manor.

21% have been created to date by non-profits, notably 103 by the Housing Corp of Arlington and 137 by other non-profit groups.

18% have been created by private developers. Of these, the lion's share are the 146 units of subsidized (Sect 8) housing at Millbrook Sq. These units were built more than 30 years

ago. We have had another 53 units added under the requirements of the 15% Inclusionary zoning bylaw in the last 15 years, mostly at the Symmes and Brigham Sq developments. One more will be added shortly by the Summer St mixed use development. But no private developer has voluntarily built an affordable unit in the last 30 years.

This is my contribution to the Town Manager's call for more public engagement. I hope that you will consider these viewpoints in the conversations ahead.

Don Seltzer Irving St

Attachments:

File: ARB data letter.pdf	Size: 39k	Content Type: application/pdf
File: Arlington Housing Status.pdf	Size: 205k	Content Type: application/pdf
File: Arlington Density Comparison-MAPC Inner Core.pdf	Size: 39k	Content Type: application/pdf
File: Mayor Walsh Plans To Increase Housing As Boston Population Grows.pdf	Size: 443k	Content Type: application/pdf
File: Doing Our Share inner core map.pdf	Size: 311k	Content Type: application/pdf
File: Metro Boston Mayors set goal of 185,000 new housing units by 2030.pdf	Size: 217k	Content Type: application/pdf
File: tax levy by class $100M.pdf	Size: 108k	Content Type: application/pdf
File: Arlington Density Comparison-Metro Mayors Coalition taxes.pdf	Size: 64k	Content Type: application/pdf
File: Mass Density and Tax Levy Comparison.pdf	Size: 236k	Content Type: application/pdf

15 Sept 2019

To: Arlington Redevelopment Board
From: Don Seltzer

Per your request I am enclosing the background research that I had hoped to summarize during the Open Forum portion of the Sept 9 ARB meeting. I believe that you will find it useful, and I am available to answer any questions at your next meeting.

The comments that I had been prepared to make at the last meeting were prompted by the Town Manager's presentation on housing to the Select Board on July 22 in which he declared a goal of seeking public engagement in the process. It is my understanding that he intends to give the same presentation to the ARB.

The attached documents address some aspects of the Town Manager's presentation, in particular digging deeper into what the numbers mean for Arlington.

One of the key numbers at the center of the housing crisis is the claim that the Boston metropolitan area needs 185,000 additional housing units by 2030. That was the number announced almost a year ago by the Metropolitan Mayors Coalition (MMC). There are reasons to dispute the assumptions behind this number which have been raised by others, but I will accept this estimate as valid and show what it means for Arlington.

The very same week that MMC pledged its 15 members, Arlington included, to meet this goal, Mayor Walsh announced that Boston's share would be 69,000 units. In the year since, town

officials have been asked what is Arlington's quota, but no answer has been given. In fact, very few of the MMC communities have responded, perhaps because the answer is mind-boggling.
The math however is very straightforward. After Boston's declared share, the other 14 communities are left with 116,000 units to allocate among themselves. This is a 34% increase in the current total housing for these 14 communities.

For Arlington, a 34% increase in housing is nearly 6,800 new units. Presumably these would go into the R4-R8 high density districts (which represent just 5% of Arlington's area) and some into our business zones. These same districts have 5,000 housing units today. To more than double their density is almost unimaginable. I will leave it to you to speculate on what that would do our infrastructure and particularly the burden on schools.

In the enclosed attachments you will find spreadsheet tables that relate to population and housing density. Most of the data is taken directly from the US Census Bureau website and reflects the official Bureau estimates as of 2017. I have sorted the tables by housing density. I have also added some additional columns which I will explain shortly.

Of the 13 cities and 2 towns in the MMC, Arlington is in the middle third by density. There are five other cities within the MMC that have significantly less density than Arlington. This brings up an interesting question: What If these other five cities were to build out to the same density that Arlington has already achieved?

The answer is given in the 6th column. If Medford, Quincy, Melrose, Newton, and Braintree to increase their density to Arlington's standard, the metropolitan area would have nearly 111,000 more housing units, going a long way to meeting the MMC pledge.

Along this same line of thinking, what about the MAPC Inner Core? Arlington has been lumped into this grouping by the Metropolitan Area Planning Council in their master plans rather than as a Mature Suburb such as our neighbors Winchester and Lexington. What if the other Inner Core cities were asked to meet Arlington's density? That would mean that Lynn, Medford, Quincy, Melrose, Belmont, Waltham, Newton, Saugus, Needham, and Milton would have to build 218,633 more housing units, far surpassing the stated need of MMC.

I have also added some additional columns to these tables showing the property tax burden of these communities. The numbers are eye-opening. For the MMC communities collectively, nearly half (47%) of the property tax burden is non-residential. In Arlington, however, only 5.6% of the property tax burden is non-residential. This one number demonstrates that Arlington is unique, and the folly of trying to lump our town into the same pigeonhole as the MMC 15. It should also be prominent in any discussions of changes that threaten what little commercial base we have remaining.

Returning to the question of housing, it is widely believed in the community that Arlington's real need is not more market rate housing but specifically more affordable housing. In looking for solutions toward achieving that goal it is instructive to see just

who creates affordable housing in Arlington. Of the 1100 or so officially affordable units on the state's SHI list,

62% have been created by the Town through the Arlington Housing Authority. This includes 519 units in the Senior Housing developments and 176 in Menotomy Manor.

21% have been created to date by non-profits, notably 103 by the Housing Corp of Arlington and 137 by other non-profit groups.

18% have been created by private developers. Of these, the lion's share are the 146 units of subsidized (Sect 8) housing at Millbrook Sq. These units were built more than 30 years ago. We have had another 53 units added under the requirements of the 15% Inclusionary zoning bylaw in the last 15 years, mostly at the Symmes and Brigham Sq developments. One more will be added shortly by the Summer St mixed use development. But no private developer has voluntarily built an affordable unit in the last 30 years.

This is my contribution to the Town Manager's call for more public engagement. I hope that you will consider these viewpoints in the conversations ahead.

Don Seltzer
Irving St

MAPC Inner Core

Geographic area	Population	Housing units	Area in square miles - Total area	Area in square miles - Water area	Area in square miles - Land area	Density per square mile of land area - Population	Density per square mile of land area - Housing units	Additional Units at Arlington Density	CIP Tax levy %	Total Levy	CIP Levy
Somerville city, Middlesex County	75754	33720	4.22	0.1	4.12	18403.9	8192.1		24%	155,031,240	37,207,498
Cambridge city, Middlesex County	105162	47291	7.11	0.72	6.39	16469.1	7406.1		65%	409,809,861	266,376,410
Chelsea city, Suffolk County	35177	12621	2.46	0.25	2.21	15901.6	5705.3		46%	57,889,033	26,628,955
Boston city, Suffolk County	617594	272481	89.64	41.36	48.28	12792.7	5644.1		60%	2,349,909,105	1,409,945,463
Malden city, Middlesex County	59450	25161	5.08	0.04	5.04	11788.2	4989.1		20%	90,248,198	18,049,640
Everett city, Middlesex County	41667	16715	3.67	0.24	3.43	12164.9	4880		67%	132,567,523	88,820,240
Winthrop Town city, Suffolk County	17497	8320	8.32	6.34	1.97	8860.4	4213.2		6%	33,217,990	1,993,079
Brookline town, Norfolk County	58732(r45077)	26448	6.81	0.06	6.75	8701	3918.2		18%	224,490,478	40,408,286
Watertown city, Middlesex County	31915	15584	4.12	0.12	3.99	7992.2	3902.5		35%	109,457,123	38,309,993
Revere city, Suffolk County	51755	22100	10.11	4.42	5.69	9095.6	3883.9		21%	86,350,245	18,133,551
Arlington town, Middlesex County	42844	19974	5.49	0.35	5.15	8325.7	3881.5		6%	124,010,976	7,440,659
Lynn city, Essex County	90329	35776	13.52	2.78	10.74	8409.5	3330.7	5911	19%	131,221,639	24,932,111
Medford city, Middlesex County	56173(r45122)	24046	8.66	0.56	8.1	6934	2968.2	7394	18%	113,770,130	20,478,623
Quincy city, Norfolk County	92271	42838	26.91	10.33	16.57	5568	2585	21478	25%	229,392,430	57,348,108
Melrose city, Middlesex County	26983	11751	4.76	0.08	4.68	5767.2	2511.6	6414	8%	59,375,238	4,750,019
Belmont town, Middlesex County	24729	10184	4.72	0.07	4.65	5317	2189.7	7865	6%	92,737,733	5,564,264
Waltham city, Middlesex County	60632	24926	13.75	1.02	12.73	4763.4	1958.2	24485	60%	184,954,321	110,972,593
Newton city, Middlesex County	85146	32648	18.16	0.33	17.84	4773.5	1830.3	36598	18%	346,936,565	62,448,582
Saugus town, Essex County	26628	10775	11.8	1.01	10.79	2467	998.3	31106	33%	69,462,880	22,922,750
Needham town, Norfolk County	28886	11122	12.72	0.43	12.29	2351.1	905.2	36582	23%	141,893,985	32,635,617
Milton town, Norfolk County	27003	9700	13.3	0.3	13.01	2076.3	745.8	40798	6%	82,348,069	4,940,884
								218,633	**44%**	**5,225,074,762**	**2,300,307,325**

Metro Mayors Coalition

Geographic area	Population	Housing units	Land Area in square miles	Density per square mile of Housing units	Additional Units at Arlington Density	CIP Tax levy %	Total Levy	CIP Levy
Somerville city, Middlesex County	75,754	33,720	4.12	8192		24%	155,031,240	37,207,498
Cambridge city, Middlesex County	105,162	47,291	6.39	7406		65%	409,809,861	266,376,410
Chelsea city, Suffolk County	35,177	12,621	2.21	5705		46%	57,889,033	26,628,955
Boston city, Suffolk County	617,594	272,481	48.28	5644		60%	2,349,909,105	1,409,945,463
Malden city, Middlesex County	59,450	25,161	5.04	4989		20%	90,248,198	18,049,640
Everett city, Middlesex County	41,667	16,715	3.43	4880		67%	132,567,523	88,820,240
Winthrop city, Suffolk County	17,497	8,320	1.97	4213		6%	33,217,990	1,993,079
Brookline town, Norfolk County	58,732	26,448	6.75	3918		18%	224,490,478	40,408,286
Revere city, Suffolk County	51,755	22,100	5.69	3884		21%	86,350,245	18,133,551
Arlington town, Middlesex County	42,844	19,974	5.15	3882		6%	124,010,976	7,440,659
Medford city, Middlesex County	56,173	24,046	8.1	2968	7,394	18%	113,770,130	20,478,623
Quincy city, Norfolk County	92,271	42,838	16.57	2585	21,478	25%	229,392,430	57,348,108
Melrose city, Middlesex County	26,983	11,751	4.68	2512	6,414	8%	59,375,238	4,750,019
Newton city, Middlesex County	85,146	32,648	17.84	1830	36,598	18%	346,936,565	62,448,582
Braintree city, Norfolk County	35,744	14,302	13.75	1040	39,069	37%	91,061,619	33,692,799
		610,416			**110,954**	**47%**	**4,412,999,012**	**2,060,029,11**

185,000

Last October, the Metro Mayors Coalition set a goal of 185,000 new housing units by 2030 for its 15 member communities

Boston declared that its share would be 69,000

That leaves 116,000 for the remaining 14 communities, requiring them to increase their housing by 34%.

Arlington's share would be an increase of about 6,800 units, presumably in the R4-R8 and business zones. These districts currently have about 5,000 housing units.

What If Other Communities Matched Arlington's Density

Metro Mayors Coalition

Geographic area	Population	Housing units	Land Area in square miles	Density per square mile of Housing units	Additional Units at Arlington Density	CIP Tax levy %	Total Levy	CIP Levy
Somerville city, Middlesex County	75,754	33,720	4.12	8192		24%	155,031,240	37,207,498
Cambridge city, Middlesex County	105,162	47,291	6.39	7406		65%	409,809,861	266,376,410
Chelsea city, Suffolk County	35,177	12,621	2.21	5705		46%	57,889,033	26,628,955
Boston city, Suffolk County	617,594	272,481	48.28	5644		60%	2,349,909,105	1,409,945,463
Malden city, Middlesex County	59,450	25,161	5.04	4989		20%	90,248,198	18,049,640
Everett city, Middlesex County	41,667	16,715	3.43	4880		67%	132,567,523	88,820,240
Winthrop city, Suffolk County	17,497	8,320	1.97	4213		6%	33,217,990	1,993,079
Brookline town, Norfolk County	58,732	26,448	6.75	3918		18%	224,490,478	40,408,286
Revere city, Suffolk County	51,755	22,100	5.69	3884		21%	86,350,245	18,133,551
Arlington town, Middlesex County	42,844	19,974	5.15	3882		6%	124,010,976	7,440,659
Medford city, Middlesex County	56,173	24,046	8.1	2968	7,394	18%	113,770,130	20,478,623
Quincy city, Norfolk County	92,271	42,838	16.57	2585	21,478	25%	229,392,430	57,348,108
Melrose city, Middlesex County	26,983	11,751	4.68	2512	6,414	8%	59,375,238	4,750,019
Newton city, Middlesex County	85,146	32,648	17.84	1830	36,598	18%	346,936,565	62,448,582
Braintree city, Norfolk County	35,744	14,302	13.75	1040	39,069	37%	91,061,619	33,692,799
		610,416			**110,954**	**47%**	**4,412,999,012**	**2,060,029,113**

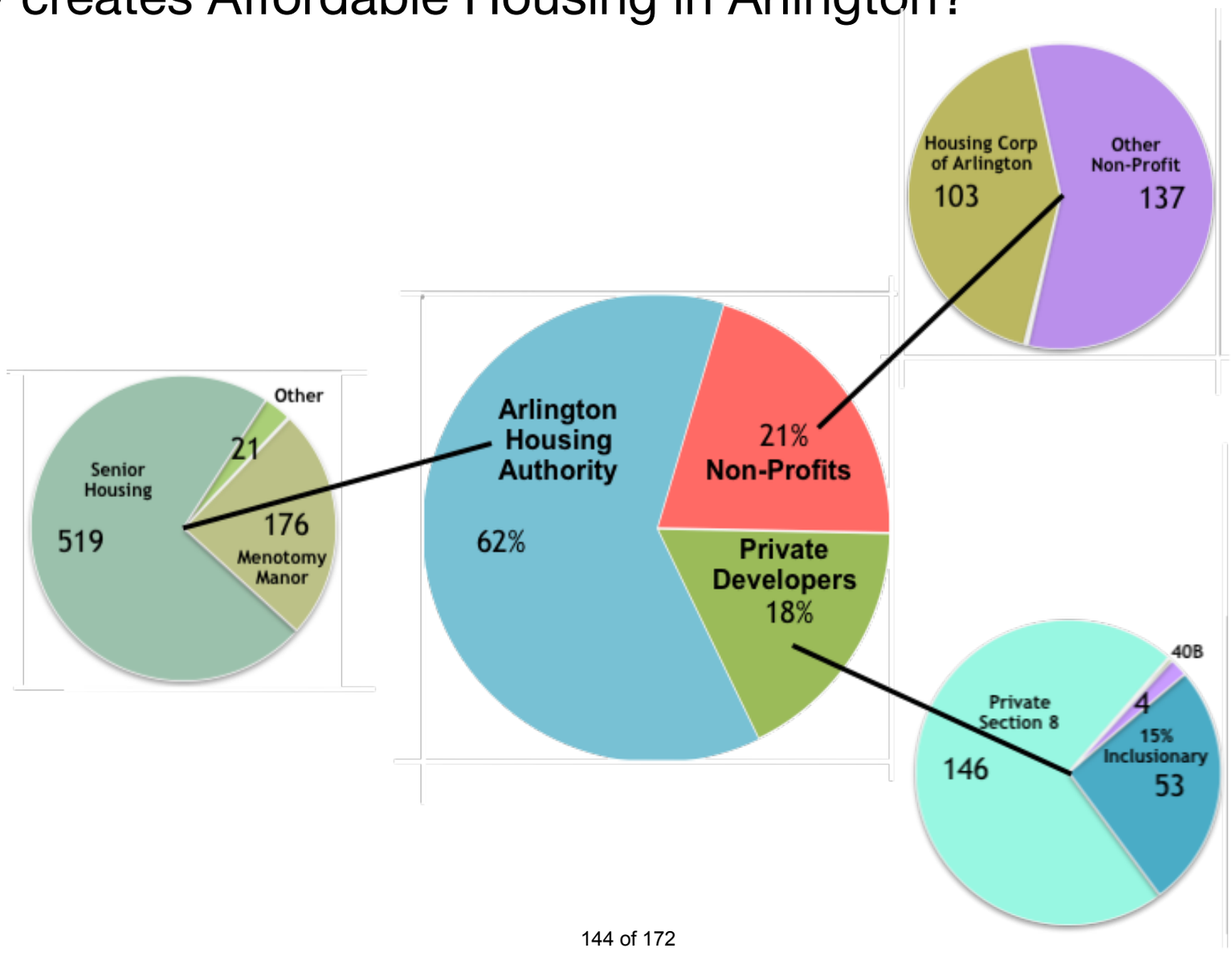
Within the Metro Mayors Coalition, if Medford, Quincy, Melrose, Newton, and Braintree were to build out to Arlington's density, they would create 110,954 more housing units in the Greater Boston area.

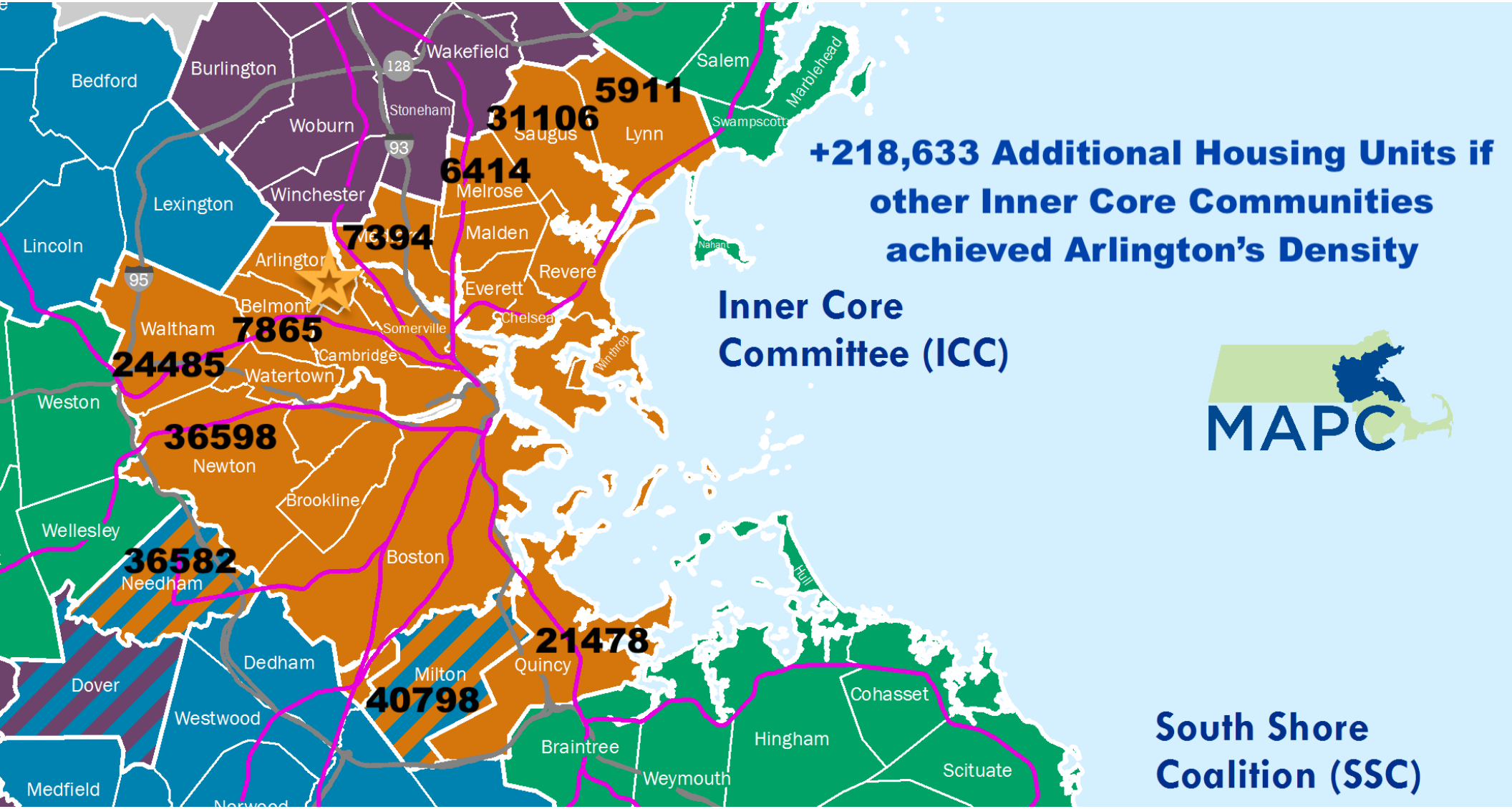
Within the MAPC Inner Core, if Lynn, Medford, Quincy, Melrose, Belmont, Waltham, Newton, Saugus, Needham, and Milton were to build out to Arlington's density, they would create 218,633 more housing units in the Greater Boston area.

Arlington is already doing its share

What Arlington needs is not more luxury apartments but more Affordable Housing

Who actually creates Affordable Housing in Arlington?




+218,633 Additional Housing Units if other Inner Core Communities achieved Arlington's Density
Inner Core Committee (ICC)
MAPC
South Shore Coalition (SSC)
Bedford
Burlington
Wakefield
Salem
Marblehead
Swampscott
Nahant
Woburn
Stoneham
Saugus
Lynn
Winchester
Melrose
Lexington
Malden
Lincoln
Arlington
Revere
Everett
Belmont
Chelsea
Waltham
Somerville
Cambridge
Watertown
Winthrop
Weston
Newton
Brookline
Wellesley
Boston
Needham
Dedham
Quincy
Milton
Dover
Westwood
Braintree
Hingham
Cohasset
Weymouth
Scituate
Medfield
5911
31106
6414
7394
7865
24485
36598
36582
21478
40798
128
93
95

Mass Communities Density and Tax Levy

Rank	Geographic area	Population	Housing units	Area in square miles - Total area	Area in square miles - Water area	Area in square miles - Land area	Density per square mile of land area - Population	Density per square mile of land area - Housing units	Additional Units at Arlington Density	non-Residential Tax Levy
	Massachusetts	6547629	2808254	10554.39	2754.33	7800.06	839.4	360		
1	Somerville city, Middlesex County	75754	33720	4.22	0.1	4.12	18403.9	8192.1		24
2	Cambridge city, Middlesex County	105162	47291	7.11	0.72	6.39	16469.1	7406.1		65
3	Chelsea city, Suffolk County	35177	12621	2.46	0.25	2.21	15901.6	5705.3		46
4	Boston city, Suffolk County	617594	272481	89.64	41.36	48.28	12792.7	5644.1		60
5	Malden city, Middlesex County	59450	25161	5.08	0.04	5.04	11788.2	4989.1		20
6	Everett city, Middlesex County	41667	16715	3.67	0.24	3.43	12164.9	4880		67
7	Winthrop Town city, Suffolk County	17497	8320	8.32	6.34	1.97	8860.4	4213.2		6
8	Lawrence city, Essex County	76377	27137	7.41	0.48	6.93	11028	3918.3		33
9	Brookline town, Norfolk County	58732(r45077)	26448	6.81	0.06	6.75	8701	3918.2		18
10	Watertown city, Middlesex County	31915	15584	4.12	0.12	3.99	7992.2	3902.5		35
11	Revere city, Suffolk County	51755	22100	10.11	4.42	5.69	9095.6	3883.9		21
12	Arlington town, Middlesex County	42844	19974	5.49	0.35	5.15	8325.7	3881.5		6
13	Lynn city, Essex County	90329	35776	13.52	2.78	10.74	8409.5	3330.7	5911	19
14	Lowell city, Middlesex County	106519	41431	14.53	0.94	13.58	7842.1	3050.2	11280	28
15	Medford city, Middlesex County	56173(r45122)	24046	8.66	0.56	8.1	6934	2968.2	7394	18
16	Quincy city, Norfolk County	92271	42838	26.91	10.33	16.57	5568	2585	21478	25
17	Melrose city, Middlesex County	26983	11751	4.76	0.08	4.68	5767.2	2511.6	6414	8
18	Clinton CDP, Worcester County	7389	3607	1.49	0	1.49	4951.6	2417.2	2176	30
19	Provincetown CDP, Barnstable County	2642	4263	5.23	3.45	1.79	1478.5	2385.7	2685	15
20	Salem city, Essex County	41340	19130	18.29	10.01	8.28	4992.9	2310.4	13009	27
21	Belmont town, Middlesex County	24729	10184	4.72	0.07	4.65	5317	2189.7	7865	6
22	New Bedford city, Bristol County	95072	42933	24.13	4.13	20	4754.4	2147	34697	
23	Hull town, Plymouth County	10293	5762	26.86	24.06	2.8	3676.5	2058.1	5106	
24	Popponesset CDP, Barnstable County	220	623	0.32	0.01	0.31	719.7	2038.2	580	
25	Marblehead town, Essex County	19808	8838	19.59	15.2	4.39	4515.5	2014.7	8202	5
27	Worcester city, Worcester County	181045	74645	38.46	1.09	37.37	4844.5	1997.4	70407	41

28	Ocean Grove CDP, Bristol County	2811	1310	0.81	0.15	0.66	4253.3	1982.1	1252	
29	Waltham city, Middlesex County	60632	24926	13.75	1.02	12.73	4763.4	1958.2	24485	60
30	Swampscott town, Essex County	13787	5888	6.71	3.69	3.02	4560.1	1947.5	5834	12
32	Springfield city, Hampden County	153060	61706	33.07	1.21	31.87	4803.4	1936.5	61997	43
33	Newton city, Middlesex County	85146	32648	18.16	0.33	17.84	4773.5	1830.3	36598	18
34	Webster CDP, Worcester County	11412	5479	3.04	0.05	3	3806.9	1827.7	6166	
35	Dennis Port CDP, Barnstable County	3162	5085	3.28	0.25	3.03	1043.9	1678.7	6676	7
36	Brockton city, Plymouth County	93810	35552	21.52	0.2	21.33	4398.4	1666.9	47240	
37	Plymouth CDP, Plymouth County	7494	3622	3.88	1.64	2.24	3348	1618.2	5073	
38	Nahant town, Essex County	3410	1677	15.47	14.43	1.05	3260.3	1603.4	2399	
40	Falmouth CDP, Barnstable County	3799	3279	2.25	0.17	2.08	1826.9	1576.8	4795	8
41	Stoneham town, Middlesex County	21437(r45052)	9458	6.65	0.63	6.02	3561.5	1571.3	13909	17
43	Teaticket CDP, Barnstable County	1692	1645	1.35	0.3	1.05	1606.1	1561.5	2431	
44	Wakefield town, Middlesex County	24932(r45056)	10500	7.96	0.6	7.36	3389.5	1427.5	18068	22
46	Weymouth Town city, Norfolk County	53743	23480	21.6	4.81	16.79	3200.4	1398.3	41690	
47	Peabody city, Essex County	51251	22220	16.79	0.58	16.21	3161.4	1370.6	40699	35
48	Wareham Center CDP, Plymouth County	2896	1974	1.89	0.44	1.45	1995.6	1360.3	3654	
49	North Plymouth CDP, Plymouth County	3600	1675	3.48	2.23	1.25	2885.1	1342.4	3177	
50	Spencer CDP, Worcester County	5700	2798	2.17	0.06	2.11	2702.3	1326.5	5392	
51	Winchester town, Middlesex County	21374	7986	6.34	0.32	6.03	3545.6	1324.7	15419	4
53	Ocean Bluff-Brant Rock CDP, Plymouth County	4970	2880	4.39	2.21	2.17	2285.4	1324.4	5543	
54	Adams CDP, Berkshire County	5515	2974	2.29	0.03	2.26	2443.7	1317.8	5798	
55	Woburn city, Middlesex County	38120	16309	12.95	0.31	12.64	3017	1290.8	32753	50
56	Fall River city, Bristol County	88857	42750	40.25	7.11	33.13	2681.9	1290.3	85844	
57	Vineyard Haven CDP, Dukes County	2114	1577	1.57	0.33	1.23	1712.7	1277.7	3197	
58	Seconsett Island CDP, Barnstable County	100	131	0.11	0	0.1	971.9	1273.2	257	
59	Randolph town, Norfolk County	32112	12008	10.42	0.59	9.83	3266.3	1221.4	26147	

60	Randolph CDP, Norfolk County	32112	12008	10.42	0.59	9.83	3266.3	1221.4	26147	
61	Bliss Corner CDP, Bristol County	5280	2408	2	0	2	2644.2	1205.9	5355	
62	Ipswich CDP, Essex County	4222	1979	1.74	0.1	1.64	2570.5	1204.9	4387	
63	Norwood town, Norfolk County	28602	12479	10.53	0.16	10.37	2758.6	1203.6	27772	
64	Norwood CDP, Norfolk County	28602	12479	10.53	0.16	10.37	2758.6	1203.6	27772	
65	Mansfield Center CDP, Bristol County	7360	3300	2.82	0.06	2.76	2671.2	1197.7	7413	
66	Onset CDP, Plymouth County	1573	1259	1.29	0.22	1.08	1458.8	1167.6	2933	
67	South Yarmouth CDP, Barnstable County	11092	8056	7.81	0.85	6.96	1594.7	1158.2	18959	
68	Ayer CDP, Middlesex County	2868	1523	1.39	0.06	1.33	2162.7	1148.4	3639	
69	Bridgewater CDP, Plymouth County	7841	2596	2.3	0.02	2.28	3444.5	1140.4	6254	
70	Turners Falls CDP, Franklin County	4470	2173	2.3	0.39	1.91	2343.7	1139.4	5241	
71	Clinton town, Worcester County	13606	6397	7.27	1.61	5.65	2406.1	1131.2	15533	
72	Nantucket CDP, Nantucket County	7446	6554	6.82	1.01	5.81	1281.7	1128.1	15998	
73	Hudson CDP, Middlesex County	14907	6381	5.92	0.18	5.74	2598.2	1112.2	15899	
74	Beverly city, Essex County	39502	16641	22.59	7.5	15.09	2617.2	1102.5	41931	
75	Chicopee city, Hampden County	55298	25140	23.87	1.04	22.83	2422.1	1101.2	63475	
76	Framingham town, Middlesex County	68318	27529	26.5	1.46	25.04	2728.6	1099.5	69664	
77	Framingham CDP, Middlesex County	68318	27529	26.5	1.46	25.04	2728.6	1099.5	69664	
78	Braintree Town city, Norfolk County	35744	14302	14.56	0.81	13.75	2599.8	1040.2	39069	37
79	Milford CDP, Worcester County	25055	10337	10.4	0.24	10.16	2466.1	1017.4	29099	
80	Saugus town, Essex County	26628	10775	11.8	1.01	10.79	2467	998.3	31106	
81	Saugus CDP, Essex County	26628	10775	11.8	1.01	10.79	2467	998.3	31106	
82	Dedham town, Norfolk County	24729	10191	10.65	0.4	10.25	2413.3	994.5	29594	
83	Dedham CDP, Norfolk County	24729	10191	10.65	0.4	10.25	2413.3	994.5	29594	
84	Newburyport city, Essex County	17416	8264	10.66	2.31	8.35	2086.2	989.9	24147	
85	Popponesset Island CDP, Barnstable County	26	71	0.38	0.31	0.07	361.3	986.5	201	
86	Westborough CDP, Worcester County	4045	1842	1.9	0.02	1.89	2142.4	975.6	5494	
87	Reading town, Middlesex County	24747	9617	9.97	0.02	9.95	2486.2	966.2	29004	

88	Reading CDP, Middlesex County	24747	9617	9.97	0.02	9.95	2486.2	966.2	29004	
89	Foxborough CDP, Norfolk County	5625	2726	2.92	0.04	2.88	1954.4	947.1	8453	
90	Andover CDP, Essex County	8762	3483	3.77	0.08	3.69	2376.6	944.7	10840	
91	Natick town, Middlesex County	33006	14121	15.96	1.01	14.95	2207.3	944.4	43907	
92	Somerset town, Bristol County	18165	7394	11.89	3.99	7.9	2299.4	936	23270	
93	Somerset CDP, Bristol County	18165	7394	11.89	3.99	7.9	2299.4	936	23270	
94	Acushnet Center CDP, Bristol County	3073	1318	1.43	0.02	1.42	2171.7	931.4	4194	
95	Walpole CDP, Norfolk County	5918	2587	2.92	0.11	2.81	2108.8	921.9	8320	
96	Harwich Port CDP, Barnstable County	1644	2424	3.47	0.84	2.63	624.7	921.2	7784	
97	Wellesley town, Norfolk County	27982	9189	10.52	0.5	10.02	2793.4	917.3	29704	
98	Wellesley CDP, Norfolk County	27982	9189	10.52	0.5	10.02	2793.4	917.3	29704	
99	Great Barrington CDP, Berkshire County	2231	1240	1.41	0.05	1.36	1636.7	909.7	4039	
100	North Amherst CDP, Hampshire County	6819	1935	2.13	0	2.13	3202.2	908.7	6333	
101	Needham town, Norfolk County	28886	11122	12.72	0.43	12.29	2351.1	905.2	36582	
102	Needham CDP, Norfolk County	28886	11122	12.72	0.43	12.29	2351.1	905.2	36582	
103	West Dennis CDP, Barnstable County	2242	2947	4.21	0.95	3.26	687.1	903.1	9707	
104	Hopedale CDP, Worcester County	3753	1543	1.73	0	1.73	2169.9	892.1	5172	
105	Buzzards Bay CDP, Barnstable County	3859	1659	2.93	1.02	1.91	2015.7	866.5	5755	
106	East Falmouth CDP, Barnstable County	6038	4678	6.3	0.85	5.44	1109.4	859.5	16437	
107	Maynard town, Middlesex County	10106	4447	5.37	0.16	5.21	1938.5	853	15776	
108	Maynard CDP, Middlesex County	10106	4447	5.37	0.16	5.21	1938.5	853	15776	
109	Danvers town, Essex County	26493	11135	14.18	0.91	13.28	1995.6	838.8	40411	
110	Danvers CDP, Essex County	26493	11135	14.18	0.91	13.28	1995.6	838.8	40411	
111	North Eastham CDP, Barnstable County	1806	2836	11.94	8.51	3.43	525.8	825.6	10478	
112	Methuen Town city, Essex County	47255	18340	23.04	0.79	22.25	2124	824.3	68023	
113	White Island Shores CDP, Plymouth County	2106	930	1.27	0.15	1.13	1866.4	824.2	3456	
114	Burlington town, Middlesex County	24498	9668	11.86	0.13	11.73	2087.8	823.9	35862	
115	Burlington CDP, Middlesex County	24498	9668	11.86	0.13	11.73	2087.8	823.9	35862	

116	Weweantic CDP, Plymouth County	2105	1011	1.75	0.48	1.27	1659.1	796.8	3919	
117	Whitman town, Plymouth County	14489	5522	6.96	0.02	6.94	2087.8	795.7	21416	
118	Winchendon CDP, Worcester County	4213	1799	2.44	0.17	2.27	1859.9	794.2	7012	
119	Chatham CDP, Barnstable County	1421	2094	3.49	0.85	2.64	538.7	793.9	8153	
120	Rockport CDP, Essex County	4966	3163	4.09	0.11	3.98	1246.4	793.8	12285	
121	West Yarmouth CDP, Barnstable County	6012	5261	9.09	2.41	6.68	899.9	787.5	20667	
122	Marlborough city, Middlesex County	38499	16416	22.1	1.24	20.87	1845.1	786.8	64591	
123	Haverhill city, Essex County	60879	25657	35.63	2.66	32.97	1846.5	778.2	102316	
124	Milford town, Worcester County	27999	11412	15.03	0.27	14.75	1898.1	773.7	45840	
125	Holyoke city, Hampden County	39880	16384	22.84	1.55	21.28	1874	769.9	66214	
126	Middleborough Center CDP, Plymouth County	7319	3004	4.03	0.1	3.93	1863.5	764.9	12250	
127	Dennis town, Barnstable County	14207	15586	22.26	1.75	20.51	692.7	759.9	64024	
128	West Springfield Town city, Hampden County	28391	12697	17.52	0.81	16.71	1698.7	759.7	52163	
129	Seabrook CDP, Barnstable County	455	261	0.35	0	0.35	1301	746.3	1098	
130	Milton town, Norfolk County	27003	9700	13.3	0.3	13.01	2076.3	745.8	40798	
131	Milton CDP, Norfolk County	27003	9700	13.3	0.3	13.01	2076.3	745.8	40798	
132	Lee CDP, Berkshire County	2051	984	1.36	0.04	1.32	1548.3	742.8	4140	
133	Northborough CDP, Worcester County	6167	2427	3.31	0.03	3.29	1877.1	738.7	10343	
134	North Brookfield CDP, Worcester County	2265	1089	1.48	0	1.48	1535.1	738.1	4656	
135	North Seekonk CDP, Bristol County	2643	1030	1.42	0.02	1.4	1891.2	737	4404	
136	Lexington town, Middlesex County	31394	12019	16.64	0.21	16.43	1910.3	731.4	51754	
137	Lexington CDP, Middlesex County	31394	12019	16.64	0.21	16.43	1910.3	731.4	51754	
138	New Seabury CDP, Barnstable County	717	1739	2.55	0.17	2.38	301	730.1	7499	
139	Green Harbor-Cedar Crest CDP, Plymouth County	2609	1309	1.96	0.16	1.79	1454	729.5	5639	
140	Yarmouth town, Barnstable County	23793	17464	28.21	4.06	24.15	985.3	723.2	76274	
141	Whitinsville CDP, Worcester County	6704	2613	4.03	0.39	3.64	1840.1	717.2	11516	
142	Sharon CDP, Norfolk County	5658	2145	3.03	0.04	2.99	1891	716.9	9461	

143	Oxford CDP, Worcester County	6103	2454	3.69	0.22	3.46	1761.5	708.3	10976	
144	Hudson town, Middlesex County	19063	7998	11.87	0.34	11.52	1654.5	694.2	36717	
145	Rockland town, Plymouth County	17489	7051	10.41	0.08	10.32	1694	682.9	33006	
146	Hingham CDP, Plymouth County	5650	2114	3.16	0.06	3.1	1824.9	682.8	9919	
147	Shrewsbury town, Worcester County	35608	13987	21.75	1.02	20.73	1717.9	674.8	66476	
148	Cochituate CDP, Middlesex County	6569	2563	4.16	0.35	3.81	1724	672.6	12226	
149	Attleboro city, Bristol County	43593	18022	27.81	1	26.81	1626	672.2	86041	
150	Hopkinton CDP, Middlesex County	2550	1028	1.54	0	1.53	1664.1	670.9	4911	
151	Stoughton town, Norfolk County	26962	10787	16.46	0.37	16.09	1675.7	670.4	51666	
152	Cheshire CDP, Berkshire County	514	257	0.38	0	0.38	1340.1	670	1218	
153	West Concord CDP, Middlesex County	6028	2240	3.59	0.21	3.37	1788.4	664.6	10841	
154	Amherst Center CDP, Hampshire County	19065	3281	4.96	0.02	4.94	3858.9	664.1	15894	
155	North Falmouth CDP, Barnstable County	3084	2588	6.62	2.71	3.91	789.2	662.3	12589	
156	Abington CDP, Plymouth County	15985	6377	9.89	0.24	9.65	1656.2	660.7	31079	
157	Abington town, Plymouth County	15985	6377	9.89	0.24	9.65	1656.2	660.7	31079	
158	Longmeadow town, Hampden County	15784	5948	9.63	0.51	9.12	1730.8	652.2	29451	
159	Longmeadow CDP, Hampden County	15784	5948	9.63	0.51	9.12	1730.8	652.2	29451	
160	Pinehurst CDP, Middlesex County	7152	2429	3.77	0.04	3.73	1918	651.4	12049	
161	Webster town, Worcester County	16767	8011	14.61	2.23	12.37	1355	647.4	40003	
162	Pocasset CDP, Barnstable County	2851	2377	9.78	6.11	3.68	775.4	646.5	11907	
163	Housatonic CDP, Berkshire County	1109	571	0.97	0.09	0.89	1251.8	644.5	2884	
164	West Chatham CDP, Barnstable County	1410	1856	3.28	0.4	2.88	489	643.7	9323	
165	Monomoscoy Island CDP, Barnstable County	147	144	0.23	0	0.23	635	622	749	
166	Leominster city, Worcester County	40759	17873	29.68	0.86	28.81	1414.5	620.3	93953	
167	Lenox CDP, Berkshire County	1675	1120	1.82	0.01	1.81	926.5	619.5	5906	
168	Chelmsford town, Middlesex County	33802	13807	23.08	0.71	22.37	1511	617.2	73022	
169	Fitchburg city, Worcester County	40318	17117	28.12	0.29	27.83	1448.8	615.1	90905	
170	North Attleborough town, Bristol County	28712	11596	19.4	0.53	18.87	1521.3	614.4	61648	

171	Fairhaven town, Bristol County	15873	7475	14.09	1.75	12.33	1286.8	606	40384	
172	East Pepperell CDP, Middlesex County	2059	856	1.45	0.04	1.42	1454.2	604.5	4656	
173	Rockport town, Essex County	6952	4223	17.54	10.55	6.99	994.4	604.1	22909	
174	South Dennis CDP, Barnstable County	3643	2742	4.75	0.2	4.55	800.9	602.8	14919	
175	Monument Beach CDP, Barnstable County	2790	1545	3.46	0.89	2.57	1084.9	600.8	8430	
176	Marion Center CDP, Plymouth County	1111	606	1.12	0.1	1.02	1090.2	594.7	3353	
177	Oak Bluffs town, Dukes County	4527	4346	25.92	18.61	7.31	619.5	594.7	24028	
178	Holbrook CDP, Norfolk County	10791	4274	7.36	0.11	7.25	1488.2	589.4	23867	
179	Holbrook town, Norfolk County	10791	4274	7.36	0.11	7.25	1488.2	589.4	23867	
180	South Lancaster CDP, Worcester County	1894	776	1.33	0.01	1.32	1435.2	588	4348	
181	Millis-Clicquot CDP, Norfolk County	4403	1840	3.17	0.04	3.13	1406.3	587.7	10309	
182	Amesbury Town city, Essex County	16283	7110	13.72	1.46	12.26	1327.8	579.8	40477	
183	Orleans CDP, Barnstable County	1621	1322	2.4	0.11	2.29	708.7	578	7567	
184	Bourne CDP, Barnstable County	1418	963	2.96	1.28	1.68	843.1	572.5	5558	
185	Easthampton Town city, Hampshire County	16053	7615	13.6	0.27	13.33	1204.3	571.3	44125	
186	Millers Falls CDP, Franklin County	1139	518	0.96	0.05	0.91	1246.7	567	3014	
187	Billerica town, Middlesex County	40243	14481	26.31	0.75	25.57	1574.1	566.4	84769	
188	Brewster CDP, Barnstable County	2000	2156	3.93	0.06	3.87	516.4	556.7	12865	
189	Gloucester city, Essex County	28789	14557	41.5	15.31	26.2	1099	555.7	87138	
190	Yarmouth Port CDP, Barnstable County	5320	3343	6.46	0.44	6.02	883.7	555.3	20024	
191	West Brookfield CDP, Worcester County	1413	700	1.77	0.51	1.26	1118.3	554	4191	
192	Dracut town, Middlesex County	29457	11351	21.39	0.75	20.63	1427.6	550.1	68724	
193	Scituate CDP, Plymouth County	5245	2338	4.91	0.62	4.3	1221.1	544.3	14352	
194	Harwich Center CDP, Barnstable County	1798	1221	2.29	0.04	2.25	799.3	542.8	7512	
195	Salisbury CDP, Essex County	4869	3235	7.49	1.5	5.99	812.9	540.1	20015	
196	Shirley CDP, Middlesex County	1441	709	1.33	0.02	1.31	1097.5	540	4376	
197	Ashland town, Middlesex County	16593	6609	12.87	0.54	12.33	1345.8	536	41250	
198	Sagamore CDP, Barnstable County	3623	1775	3.5	0.18	3.32	1089.8	533.9	11112	

199	Pittsfield city, Berkshire County	44737	21487	42.47	2	40.47	1105.5	530.9	135597	
200	Tewksbury town, Middlesex County	28961	10848	21.13	0.43	20.7	1399.1	524.1	69499	
201	North Scituate CDP, Plymouth County	5077	1962	3.81	0.06	3.75	1355.6	523.9	12594	
202	Agawam Town city, Hampden County	28438	12139	24.35	1.04	23.31	1220	520.8	78339	
203	Kingston CDP, Plymouth County	5591	2496	6.27	1.47	4.8	1163.8	519.6	16135	
204	Dennis CDP, Barnstable County	2407	2533	5.08	0.21	4.88	493.4	519.2	16409	
205	Taunton city, Bristol County	55874	23896	48.41	1.71	46.7	1196.4	511.7	157370	
206	Warren CDP, Worcester County	1405	652	1.29	0.01	1.27	1102.6	511.7	4278	
207	Upton CDP, Worcester County	3013	1261	2.55	0.08	2.47	1220.1	510.6	8326	
208	Medfield CDP, Norfolk County	6483	2506	5.03	0.09	4.95	1310.2	506.5	16707	
209	The Pinehills CDP, Plymouth County	955	557	1.1	0	1.1	867.6	506	3713	
210	Sandwich CDP, Barnstable County	2962	1829	3.81	0.19	3.62	818.6	505.4	12222	
211	Pepperell CDP, Middlesex County	2504	1036	2.13	0.07	2.06	1216.7	503.4	6960	
212	Westwood town, Norfolk County	14618	5431	11.17	0.29	10.88	1343.4	499.1	36800	
213	Falmouth town, Barnstable County	31531	21970	54.43	10.36	44.07	715.5	498.5	149088	
214	Harwich town, Barnstable County	12243	10284	33.13	12.25	20.88	586.2	492.4	70762	
215	Cordaville CDP, Worcester County	2650	889	1.82	0	1.82	1457.9	489.1	6175	
216	Ware CDP, Hampshire County	6170	3011	6.32	0.14	6.18	998.1	487.1	20977	
217	Mashpee Neck CDP, Barnstable County	1000	614	1.45	0.19	1.27	789.8	484.9	4316	
218	East Dennis CDP, Barnstable County	2753	2279	4.94	0.15	4.79	574.6	475.7	16313	
219	Tisbury town, Dukes County	3949	3094	19.1	12.57	6.54	604.1	473.3	22291	
220	East Longmeadow town, Hampden County	15720	6106	13.08	0.07	13.01	1208.6	469.5	44392	
221	Canton town, Norfolk County	21561	8762	19.61	0.82	18.8	1147.1	466.1	64210	
222	Athol CDP, Worcester County	8265	3811	8.46	0.28	8.18	1010.1	465.8	27940	
223	West Falmouth CDP, Barnstable County	1738	1431	4.35	1.28	3.08	564.9	465.1	10524	
224	Provincetown town, Barnstable County	2942	4494	17.48	7.81	9.67	304.2	464.7	33040	
225	Wilmington CDP, Middlesex County	22325	7808	17.16	0.18	16.98	1315	459.9	58100	
226	Wilmington town, Middlesex County	22325	7808	17.16	0.18	16.98	1315	459.9	58100	

227	Williamstown CDP, Berkshire County	4325	1550	3.43	0.03	3.39	1274.2	456.7	11608	
228	Scituate town, Plymouth County	18133	8035	31.83	14.2	17.63	1028.5	455.7	60396	
229	Chatham town, Barnstable County	6125	7343	24.39	8.26	16.13	379.7	455.2	55266	
230	South Duxbury CDP, Plymouth County	3360	1342	4.41	1.46	2.95	1139.5	455.1	10108	
231	Walpole town, Norfolk County	24070	9040	21.05	0.62	20.44	1177.8	442.4	70298	
232	Auburn town, Worcester County	16188	6840	16.41	0.94	15.48	1046	442	53246	
233	Hopedale town, Worcester County	5911	2285	5.34	0.17	5.17	1143.1	441.9	17782	
234	Lynnfield town, Essex County	11596	4354	10.47	0.58	9.88	1173.4	440.6	33995	
235	Lynnfield CDP, Essex County	11596	4354	10.47	0.58	9.88	1173.4	440.6	33995	
236	Barnstable Town city, Barnstable County	45193	26343	76.34	16.54	59.8	755.7	440.5	205771	
237	Siasconset CDP, Nantucket County	205	927	2.44	0.32	2.12	96.8	437.8	7302	
238	Woods Hole CDP, Barnstable County	781	932	3.9	1.76	2.13	366.1	436.9	7336	
239	Mansfield town, Bristol County	23184	8746	20.42	0.33	20.09	1153.8	435.3	69233	
240	Smith Mills CDP, Bristol County	4760	2000	4.73	0.07	4.66	1022.3	429.5	16088	
241	Acton town, Middlesex County	21924	8530	20.3	0.43	19.87	1103.6	429.4	68595	
242	Northwest Harwich CDP, Barnstable County	3929	3425	9.56	1.57	7.98	492.1	429	27549	
243	North Reading town, Middlesex County	14892	5633	13.5	0.36	13.14	1133.3	428.7	45370	
244	Franklin Town city, Norfolk County	31635	11394	27.03	0.4	26.63	1188.1	427.9	91970	
245	Eastham town, Barnstable County	4956	5960	25.7	11.74	13.96	355.1	427	48226	
246	Mashpee town, Barnstable County	14006	9882	27.23	3.84	23.39	598.7	422.4	80906	
247	North Andover town, Essex County	28352	10964	27.74	1.44	26.31	1077.8	416.8	91158	
248	Gardner city, Worcester County	20228	9126	23.03	0.94	22.08	916	413.3	76578	
249	Avon town, Norfolk County	4356	1769	4.54	0.25	4.29	1015.3	412.3	14883	
250	South Hadley town, Hampshire County	17514	7156	18.4	0.68	17.71	988.7	404	61585	
251	Hingham town, Plymouth County	22157	8953	26.31	4.1	22.21	997.5	403.1	77255	
252	Forestdale CDP, Barnstable County	4099	1530	4.16	0.36	3.8	1079.6	403	13220	
253	Andover town, Essex County	33201	12423	32.17	1.32	30.85	1076.3	402.7	107321	
254	East Harwich CDP, Barnstable County	4872	3214	8.77	0.75	8.02	607.5	400.7	27916	

255	Medway town, Norfolk County	12752	4613	11.67	0.13	11.54	1104.8	399.6	40180	
256	Bedford town, Middlesex County	13320	5368	13.84	0.18	13.66	975.2	393	47653	
257	Greenfield Town city, Franklin County	17456	8377	21.88	0.46	21.43	814.7	390.9	74804	
258	Hanson CDP, Plymouth County	2118	719	2.09	0.24	1.85	1144.6	388.6	6462	
259	Ayer town, Middlesex County	7427	3462	9.48	0.56	8.92	832.2	387.9	31161	
260	North Westport CDP, Bristol County	4571	1993	6.13	0.98	5.16	886.1	386.3	18036	
261	Marshfield town, Plymouth County	25132	10940	31.76	3.14	28.62	878.1	382.2	100149	
262	Orleans town, Barnstable County	5890	5344	22.65	8.51	14.13	416.8	378.1	49502	
263	Topsfield CDP, Essex County	2717	1022	2.75	0.04	2.72	1000.7	376.4	9536	
264	South Amherst CDP, Hampshire County	4994	1571	4.25	0.02	4.22	1182.3	371.9	14809	
265	Northampton city, Hampshire County	28549	12728	35.75	1.51	34.24	833.7	371.7	120175	
266	Southbridge Town city, Worcester County	16719	7527	20.9	0.63	20.28	824.6	371.2	71190	
267	Bellingham CDP, Norfolk County	4854	1989	5.47	0.1	5.38	902.5	369.8	18893	
268	Raynham Center CDP, Bristol County	4100	1551	4.36	0.13	4.23	968.8	366.5	14868	
269	Marshfield CDP, Plymouth County	4335	1856	5.14	0.08	5.07	855.5	366.3	17823	
270	Mattapoisett Center CDP, Plymouth County	2915	1655	4.54	0	4.54	642.4	364.7	15967	
271	East Brookfield CDP, Worcester County	1323	580	1.76	0.16	1.6	829.4	363.6	5630	
272	Holland CDP, Hampden County	1464	957	3.27	0.61	2.65	551.8	360.7	9329	
273	Fiskdale CDP, Worcester County	2583	1126	3.25	0.12	3.13	826.1	360.1	11023	
274	Millbury town, Worcester County	13261	5627	16.44	0.73	15.71	844.2	358.2	55351	
275	Northbridge town, Worcester County	15707	6172	18.06	0.79	17.26	909.8	357.5	60823	
276	Westborough town, Worcester County	18272	7350	21.44	0.86	20.58	888	357.2	72531	
277	Shelburne Falls CDP, Franklin County	1731	902	2.62	0.08	2.54	682.5	355.6	8957	
278	Rowley CDP, Essex County	1416	607	1.74	0.03	1.72	825.6	353.9	6069	
279	Amherst town, Hampshire County	37819	9711	27.74	0.13	27.6	1370	351.8	97418	
280	Foxborough town, Norfolk County	16865	6895	20.85	1	19.85	849.7	347.4	70153	
281	Brewster town, Barnstable County	9820	7948	25.44	2.56	22.88	429.1	347.3	80861	

282	Littleton Common CDP, Middlesex County	2789	1229	3.7	0.16	3.54	787.7	347.1	12512	
283	Westfield city, Hampden County	41094	16075	47.38	1.06	46.32	887.2	347	163716	
284	Bellingham town, Norfolk County	16332	6365	18.9	0.55	18.35	890.1	346.9	64861	
285	Madaket CDP, Nantucket County	236	684	2.37	0.39	1.98	119.1	345.2	7001	
286	Wareham town, Plymouth County	21822	12256	46.29	10.43	35.86	608.5	341.8	126935	
287	Duxbury CDP, Plymouth County	1802	737	2.66	0.45	2.21	816.2	333.8	7841	
288	Wayland town, Middlesex County	12994	5021	15.84	0.8	15.05	863.7	333.7	53396	
289	North Adams city, Berkshire County	13708	6752	20.61	0.27	20.34	673.8	331.9	72198	
290	Blackstone town, Worcester County	9026	3628	11.39	0.32	11.08	815	327.6	39379	
291	Baldwinville CDP, Worcester County	2028	818	2.65	0.08	2.57	790.4	318.8	9157	
292	Plainville town, Norfolk County	8264	3482	11.52	0.52	11	751.5	316.6	39215	
293	Grafton town, Worcester County	17765	7177	23.32	0.5	22.81	778.7	314.6	81360	
294	Essex CDP, Essex County	1471	645	2.23	0.17	2.06	715.1	313.5	7351	
295	Hanover town, Plymouth County	13879	4852	15.69	0.08	15.61	889.2	310.8	55738	
296	Townsend CDP, Middlesex County	1128	526	1.73	0.03	1.69	666.5	310.8	6034	
297	Rutland CDP, Worcester County	2111	910	3.19	0.24	2.95	715.4	308.4	10540	
298	Ludlow town, Hampden County	21103	8383	28.3	1.1	27.2	775.7	308.1	97194	
299	Brookfield CDP, Worcester County	833	355	1.15	0	1.15	722.9	308.1	4109	
300	Barre CDP, Worcester County	1009	485	1.58	0	1.58	637.8	306.6	5648	
301	East Douglas CDP, Worcester County	2557	1072	3.63	0.12	3.51	729	305.6	12552	
302	Bridgewater town, Plymouth County	26563	8336	28.41	1.09	27.32	972.4	305.2	97707	
303	Cohasset town, Norfolk County	7542	2980	31.44	21.65	9.79	770.4	304.4	35020	
304	Merrimac town, Essex County	6338	2555	8.86	0.4	8.46	749.3	302.1	30282	
305	Groton CDP, Middlesex County	1124	505	1.67	0	1.67	672.3	302.1	5977	
306	Pembroke town, Plymouth County	17837	6552	23.48	1.7	21.78	819	300.9	77987	
307	Salisbury town, Essex County	8283	4550	17.76	2.33	15.43	536.9	294.9	55342	
308	Medfield town, Norfolk County	12024	4237	14.64	0.23	14.4	834.9	294.2	51657	
309	Seekonk town, Bristol County	13722	5297	18.62	0.25	18.37	746.9	288.3	66006	

310	Northborough town, Worcester County	14155	5314	18.75	0.27	18.48	766.1	287.6	66416	
311	East Sandwich CDP, Barnstable County	3940	2124	7.57	0.13	7.44	529.6	285.5	26754	
312	East Bridgewater town, Plymouth County	13794	4906	17.53	0.33	17.21	801.6	285.1	61895	
313	South Deerfield CDP, Franklin County	1880	897	3.26	0.11	3.15	596.5	284.6	11330	
314	Easton town, Bristol County	23112	8155	29.23	0.48	28.75	803.8	283.6	103438	
315	Concord town, Middlesex County	17668	6947	25.84	1.33	24.52	720.7	283.4	88227	
316	North Pembroke CDP, Plymouth County	3292	1241	4.43	0	4.43	742.7	280	15954	
317	Orange CDP, Franklin County	4018	1677	6.06	0.07	5.99	670.5	279.9	21573	
318	Swansea town, Bristol County	15865	6343	25.29	2.59	22.69	699.1	279.5	81728	
319	West Wareham CDP, Plymouth County	2064	1043	3.8	0.07	3.73	553.2	279.5	13435	
320	Monson Center CDP, Hampden County	2107	935	3.37	0.01	3.35	628.1	278.7	12068	
321	Norton Center CDP, Bristol County	2671(r45123)	469	1.8	0.11	1.7	1575.2	276.6	6130	
322	Sharon town, Norfolk County	17612	6456	24.39	0.96	23.44	751.4	275.5	84526	
323	Groveland town, Essex County	6459	2439	9.4	0.51	8.88	727.1	274.5	32029	
324	Holliston town, Middlesex County	13547	5087	19.06	0.41	18.64	726.6	272.8	67264	
325	Hatfield CDP, Hampshire County	1318	627	2.41	0.09	2.33	566.3	269.4	8417	
326	Wilbraham CDP, Hampden County	3915	1502	5.65	0.06	5.59	700.1	268.6	20196	
327	Kingston town, Plymouth County	12629	5010	20.51	1.85	18.66	676.9	268.5	67419	
328	Bourne town, Barnstable County	19754	10805	52.86	12.21	40.64	486	265.8	146939	
329	Millis town, Norfolk County	7891	3158	12.25	0.23	12.02	656.4	262.7	43498	
330	Westford town, Middlesex County	21951	7876	31.37	1.1	30.27	725.2	260.2	109617	
331	Manchester-by-the-Sea town, Essex County	5136	2394	18.26	9.03	9.23	556.5	259.4	33432	
332	Nantucket town, Nantucket County	10172	11618	105.27	60.3	44.97	226.2	258.4	162933	
333	Plymouth town, Plymouth County	56468	24800	133.96	37.5	96.46	585.4	257.1	349609	
334	Tyngsborough town, Middlesex County	11292	4206	18.09	1.31	16.77	673.2	250.7	60887	
335	Wilbraham town, Hampden County	14219	5497	22.39	0.22	22.16	641.5	248	80517	
336	Duxbury town, Plymouth County	15059	5875	37.6	13.87	23.74	634.4	247.5	86272	
337	Raynham town, Bristol County	13383	5066	20.79	0.3	20.49	653.2	247.3	74466	

338	Belchertown CDP, Hampshire County	2899	1243	5.03	0	5.03	576.2	247.1	18281	
339	Southborough town, Worcester County	9767	3460	15.54	1.51	14.02	696.5	246.8	50959	
340	Sudbury town, Middlesex County	17659	5951	24.75	0.48	24.27	727.6	245.2	88253	
341	Norton town, Bristol County	19031	6741	29.31	1.5	27.81	684.3	242.4	101204	
342	Hanson town, Plymouth County	10209	3589	15.75	0.7	15.05	678.2	238.4	54828	
343	Weston town, Middlesex County	11261	4008	17.33	0.51	16.82	669.3	238.2	61279	
344	Millville town, Worcester County	3190	1162	4.96	0.06	4.91	650.2	236.9	17896	
345	Georgetown town, Essex County	8183	3044	13.15	0.29	12.86	636.3	236.7	46872	
346	Middleton town, Essex County	8987	3045	14.48	1.03	13.46	667.9	226.3	49200	
347	Acushnet town, Bristol County	10303	4118	18.95	0.52	18.43	559.2	223.5	67418	
348	Sandwich town, Barnstable County	20675	9476	44.21	1.47	42.74	483.7	221.7	156419	
349	North Lakeville CDP, Plymouth County	2630	1098	5.16	0.13	5.03	522.6	218.2	18426	
350	Wellfleet town, Barnstable County	2750	4305	35.41	15.62	19.79	138.9	217.5	72510	
351	West Boylston town, Worcester County	7669	2746	13.86	0.91	12.95	592.4	212.1	47519	
352	Dudley town, Worcester County	11390	4403	21.87	1.05	20.82	547.1	211.5	76410	
353	Littleton town, Middlesex County	8924	3477	17.52	1	16.52	540.1	210.4	60645	
354	Norfolk town, Norfolk County	11227	3121	15.4	0.5	14.9	753.3	209.4	54713	
355	Oxford town, Worcester County	13709	5541	27.44	0.91	26.53	516.8	208.9	97435	
356	Chester CDP, Hampden County	627	285	1.43	0.03	1.39	449.6	204.3	5110	
357	Dartmouth town, Bristol County	34032	12435	97.53	36.61	60.92	558.6	204.1	224026	
358	Hamilton town, Essex County	7764	2880	14.91	0.73	14.18	547.4	203	52160	
359	Boxborough town, Middlesex County	4996	2073	10.41	0.12	10.29	485.7	201.5	37868	
360	Marshfield Hills CDP, Plymouth County	2356	904	4.94	0.36	4.58	514.9	197.6	16873	
361	Hopkinton town, Middlesex County	14925	5128	27.89	1.63	26.26	568.3	195.3	96800	
362	Edgartown town, Dukes County	4067	5220	122.8	95.99	26.81	151.7	194.7	98843	
363	Pepperell town, Middlesex County	11497	4348	23.2	0.6	22.6	508.7	192.4	83374	
364	Adams town, Berkshire County	8485	4371	22.96	0.08	22.89	370.7	191	84477	
365	Dover CDP, Norfolk County	2265	807	4.37	0.11	4.26	532	189.5	15728	
366	Holden town, Worcester County	17346	6646	36.32	1.23	35.08	494.4	189.4	129517	

367	Halifax town, Plymouth County	7518	3014	17.4	1.39	16	469.8	188.3	59090	
368	Mattapoisett town, Plymouth County	6045	3262	24.17	6.81	17.36	348.3	187.9	64121	
369	Ipswich town, Essex County	13175	6007	42.51	10.4	32.11	410.3	187.1	118628	
370	Wenham town, Essex County	4875	1430	8.14	0.48	7.66	636.4	186.7	28302	
371	Lunenburg CDP, Worcester County	1760	700	3.8	0	3.8	463.5	184.3	14050	
372	Lincoln town, Middlesex County	6362	2617	14.98	0.75	14.23	447.2	184	52617	
373	Leicester town, Worcester County	10970	4270	24.63	1.38	23.25	471.8	183.6	85975	
374	Topsfield town, Essex County	6085	2175	12.82	0.9	11.92	510.4	182.4	44092	
375	Uxbridge town, Worcester County	13457	5302	30.26	0.68	29.59	454.8	179.2	109552	
376	Wrentham town, Norfolk County	10955	3869	22.61	0.91	21.71	504.7	178.2	80398	
377	Norwell town, Plymouth County	10506	3675	21.24	0.32	20.93	502	175.6	77565	
378	Palmer Town city, Hampden County	12140	5534	31.97	0.39	31.58	384.4	175.2	117044	
379	Marion town, Plymouth County	4907	2445	26.13	12.14	13.99	350.7	174.7	51857	
380	West Bridgewater town, Plymouth County	6916	2669	15.67	0.35	15.32	451.4	174.2	56796	
381	Sturbridge CDP, Worcester County	2253	899	5.58	0.08	5.5	409.4	163.4	20449	
382	Granby CDP, Hampshire County	1368	568	3.48	0	3.48	393.6	163.4	12940	
383	Athol town, Worcester County	11584	5231	33.35	1.06	32.29	358.7	162	120103	
384	Spencer town, Worcester County	11688	5295	34.01	1.17	32.83	356	161.3	122135	
385	Lunenburg town, Worcester County	10086	4133	27.74	1.26	26.48	380.9	156.1	98649	
386	Shirley town, Middlesex County	7211	2427	15.93	0.08	15.86	454.8	153.1	59134	
387	Blandford CDP, Hampden County	393	174	1.15	0	1.15	341.7	151.3	4290	
388	Boxford CDP, Essex County	2339	802	5.47	0.11	5.36	436	149.5	20003	
389	Truro town, Barnstable County	2003	3077	26.24	5.28	20.96	95.6	146.8	78279	
390	Stow town, Middlesex County	6590	2526	17.98	0.67	17.31	380.6	145.9	64663	
391	Westport town, Bristol County	15532	7193	64.62	14.78	49.84	311.7	144.3	186261	
392	Lenox town, Berkshire County	5025	3044	21.67	0.45	21.22	236.8	143.5	79321	
393	Russell CDP, Hampden County	786	328	2.32	0.01	2.31	340.5	142.1	8638	
394	Lakeville town, Plymouth County	10602	4177	36.12	6.56	29.56	358.7	141.3	110560	

395	South Ashburnham CDP, Worcester County	1062	415	3	0.01	2.99	355.7	139	11191	
396	Northfield CDP, Franklin County	1089	600	4.48	0.02	4.46	244.1	134.5	16711	
397	Dalton town, Berkshire County	6756	2920	21.88	0.1	21.78	310.2	134.1	81619	
398	Ware town, Hampshire County	9872	4590	39.95	5.6	34.36	287.3	133.6	128778	
399	Berkley town, Bristol County	6411	2187	17.43	0.91	16.51	388.2	132.4	61897	
400	Upton town, Worcester County	7542	2832	21.8	0.23	21.57	349.7	131.3	80892	
401	Montague town, Franklin County	8437	3958	31.46	1.3	30.16	279.8	131.2	113108	
402	Middleborough town, Plymouth County	23116	9023	72.16	3.08	69.07	334.7	130.6	259072	
403	Dover town, Norfolk County	5589	1969	15.43	0.32	15.12	369.7	130.2	56719	
404	Southwick town, Hampden County	9502	3916	31.65	0.83	30.82	308.3	127.1	115712	
405	Newbury town, Essex County	6666	2936	26.29	2.94	23.35	285.4	125.7	87697	
406	Rowley town, Essex County	5856	2253	20.36	2.15	18.21	321.6	123.7	68429	
407	Carver town, Plymouth County	11509	4600	39.73	2.33	37.4	307.7	123	140568	
408	Groton town, Middlesex County	10646	3989	33.76	0.99	32.76	324.9	121.8	123169	
409	Sunderland town, Franklin County	3684	1729	14.75	0.52	14.23	258.9	121.5	53505	
410	Mendon town, Worcester County	5839	2091	17.99	0.21	17.77	328.5	117.6	66883	
411	Dighton town, Bristol County	7086	2591	22.6	0.58	22.03	321.7	117.6	82918	
412	West Newbury town, Essex County	4235	1580	14.73	1.27	13.45	314.8	117.5	50626	
413	Boxford town, Essex County	7965	2757	24.4	0.84	23.56	338.1	117	88691	
414	Lee town, Berkshire County	5943	3056	27.02	0.87	26.15	227.3	116.9	98445	
415	Charlton town, Worcester County	12981	4885	43.8	1.61	42.18	307.7	115.8	158837	
416	Carlisle town, Middlesex County	4852	1758	15.51	0.25	15.26	317.9	115.2	57474	
417	Essex town, Essex County	3504	1600	15.95	1.98	13.97	250.8	114.5	52625	
418	Holland town, Hampden County	2481	1365	13.06	0.77	12.29	201.8	111	46339	
419	Belchertown town, Hampshire County	14649	5839	55.32	2.68	52.64	278.3	110.9	198483	
420	Boylston town, Worcester County	4355	1778	19.75	3.69	16.06	271.1	110.7	60559	
421	Paxton town, Worcester County	4806	1599	15.46	0.77	14.69	327.1	108.8	55420	
422	Sturbridge town, Worcester County	9268	3989	38.96	1.73	37.22	249	107.2	140480	

423	Sutton town, Worcester County	8963	3394	34.03	1.62	32.41	276.6	104.7	122405	
424	Townsend town, Middlesex County	8926	3385	33.06	0.26	32.8	272.1	103.2	123928	
425	Orange town, Franklin County	7839	3593	36.02	0.93	35.09	223.4	102.4	132609	
426	Petersham CDP, Worcester County	243	126	1.23	0	1.23	197	102.1	4648	
427	Hampden town, Hampden County	5139	1949	19.68	0.04	19.63	261.7	99.3	74245	
428	Templeton town, Worcester County	8013	3139	32.38	0.5	31.88	251.3	98.5	120603	
429	Hatfield town, Hampshire County	3279	1563	16.84	0.93	15.91	206.1	98.3	60192	
430	Winchendon town, Worcester County	10300	4199	44.08	1.06	43.02	239.4	97.6	162783	
431	Sterling town, Worcester County	7808	2965	31.7	1.07	30.63	254.9	96.8	115925	
432	North Brookfield town, Worcester County	4680	2058	21.95	0.68	21.27	220	96.8	80502	
433	Hadley town, Hampshire County	5250	2230	24.61	1.52	23.09	227.4	96.6	87394	
434	Freetown town, Bristol County	8870	3317	36.4	1.93	34.47	257.3	96.2	130478	
435	Brookfield town, Worcester County	3390	1493	16.6	1.05	15.55	218	96	58864	
436	Lancaster town, Worcester County	8055	2614	27.97	0.5	27.47	293.3	95.2	104011	
437	Sherborn town, Middlesex County	4119	1495	16.19	0.37	15.82	260.4	94.5	59910	
438	East Brookfield town, Worcester County	2183	931	10.4	0.55	9.85	221.6	94.5	37302	
439	Aquinnah town, Dukes County	311	503	40.78	35.44	5.33	58.3	94.3	20185	
440	Deerfield CDP, Franklin County	643	173	1.87	0.03	1.84	350.1	94.2	6969	
441	Huntington CDP, Hampshire County	936	431	4.74	0.11	4.63	202.1	93.1	17540	
442	Berlin town, Worcester County	2866	1189	13.17	0.2	12.97	220.9	91.7	49154	
443	Rehoboth town, Bristol County	11608	4280	47.48	0.54	46.94	247.3	91.2	177918	
444	Douglas town, Worcester County	8471	3293	37.89	1.49	36.4	232.7	90.5	137994	
445	Granby town, Hampshire County	6240	2460	28.09	0.26	27.83	224.2	88.4	105562	
446	West Tisbury town, Dukes County	2740	2204	41.77	16.73	25.03	109.5	88	94950	
447	Bolton town, Worcester County	4897	1738	20.09	0.13	19.95	245.4	87.1	75698	
448	Rutland town, Worcester County	7973	2990	36.25	1.15	35.1	227.1	85.2	133251	
449	Chilmark town, Dukes County	866	1606	100.43	81.39	19.04	45.5	84.3	72298	
450	Westminster town, Worcester County	7277	2960	37.25	1.82	35.43	205.4	83.5	134562	

451	Southampton town, Hampshire County	5792	2337	28.95	0.8	28.15	205.7	83	106927	
452	West Brookfield town, Worcester County	3701	1699	21.12	0.63	20.49	180.7	82.9	77833	
453	Warren town, Worcester County	5135	2211	27.65	0.1	27.55	186.4	80.3	104724	
454	Monson town, Hampden County	8560	3438	44.79	0.65	44.14	193.9	77.9	167891	
455	Harvard town, Worcester County	6520	2047	27.17	0.73	26.44	246.6	77.4	100580	
456	Great Barrington town, Berkshire County	7104	3466	45.78	0.95	44.82	158.5	77.3	170503	
457	Stockbridge town, Berkshire County	1947	1692	23.68	0.94	22.74	85.6	74.4	86573	
458	Plympton town, Plymouth County	2820	1043	15.1	0.43	14.67	192.2	71.1	55899	
459	Ashburnham town, Worcester County	6081	2599	40.97	2.6	38.37	158.5	67.7	146334	
460	Deerfield town, Franklin County	5125	2181	33.45	1.06	32.39	158.2	67.3	123541	
461	Dunstable town, Middlesex County	3179	1098	16.76	0.3	16.46	193.2	66.7	62791	
462	Williamstown town, Berkshire County	7754	3074	46.89	0.13	46.76	165.8	65.7	178425	
463	Erving town, Franklin County	1800	807	14.39	0.58	13.82	130.3	58.4	52835	
464	Cheshire town, Berkshire County	3235	1529	27.51	0.71	26.81	120.7	57	102534	
465	Clarksburg town, Berkshire County	1702	715	12.79	0.1	12.69	134.1	56.3	48541	
466	Rochester town, Plymouth County	5232	1885	36.04	2.46	33.58	155.8	56.1	128456	
467	Wales town, Hampden County	1838	882	15.96	0.23	15.73	116.9	56.1	60174	
468	Hinsdale town, Berkshire County	2032	1133	21.7	0.97	20.73	98	54.6	79330	
469	Lanesborough town, Berkshire County	3091	1478	29.58	0.74	28.84	107.2	51.2	110464	
470	Ashby town, Middlesex County	3074	1191	24.09	0.39	23.7	129.7	50.2	90801	
471	Egremont town, Berkshire County	1225	921	18.92	0.24	18.68	65.6	49.3	71585	
472	Barre town, Worcester County	5398	2176	44.61	0.28	44.33	121.8	49.1	169891	
473	Richmond town, Berkshire County	1475	902	19.01	0.32	18.69	78.9	48.3	71643	
474	Otis town, Berkshire County	1612	1701	38.03	2.49	35.54	45.4	47.9	136248	
475	West Stockbridge town, Berkshire County	1306	856	18.68	0.23	18.45	70.8	46.4	70758	
476	Williamsburg town, Hampshire County	2482	1183	25.7	0.14	25.56	97.1	46.3	98028	
477	Brimfield town, Hampden County	3609	1598	35.29	0.55	34.74	103.9	46	133245	
478	Buckland town, Franklin County	1902	888	19.88	0.21	19.67	96.7	45.2	75461	

479	Gill town, Franklin County	1500	608	14.79	1.03	13.76	109	44.2	52801	
480	Northfield town, Franklin County	3032	1391	35.37	1.09	34.28	88.4	40.6	131667	
481	Hubbardston town, Worcester County	4382	1662	42	0.93	41.07	106.7	40.5	157751	
482	Bernardston town, Franklin County	2129	948	23.41	0.02	23.39	91	40.5	89840	
483	Russell town, Hampden County	1775	699	17.75	0.42	17.32	102.5	40.4	66529	
484	Shelburne town, Franklin County	1893	931	23.38	0.22	23.16	81.7	40.2	88965	
485	Huntington town, Hampshire County	2180	1014	26.79	0.48	26.32	82.8	38.5	101147	
486	Princeton town, Worcester County	3413	1339	35.81	0.4	35.41	96.4	37.8	136105	
487	Becket town, Berkshire County	1779	1728	47.79	1.73	46.06	38.6	37.5	177054	
488	Sheffield town, Berkshire County	3257	1751	48.57	1.13	47.44	68.7	36.9	182387	
489	Leverett town, Franklin County	1851	811	22.97	0.16	22.81	81.2	35.6	87726	
490	Monterey town, Berkshire County	961	928	27.4	0.97	26.43	36.4	35.1	101660	
491	Goshen town, Hampshire County	1054	598	17.7	0.4	17.3	60.9	34.6	66552	
492	Oakham town, Worcester County	1902	711	21.22	0.39	20.83	91.3	34.1	80141	
493	Phillipston town, Worcester County	1682	802	24.64	0.39	24.25	69.4	33.1	93324	
494	Whately town, Franklin County	1496	661	20.64	0.51	20.13	74.3	32.8	77474	
495	Shutesbury town, Franklin County	1771	866	27.12	0.6	26.52	66.8	32.7	102071	
496	Hardwick town, Worcester County	2990	1218	40.84	2.26	38.59	77.5	31.6	148569	
497	Alford town, Berkshire County	494	342	11.54	0.04	11.5	43	29.7	44295	
498	Heath town, Franklin County	706	670	24.92	0.04	24.89	28.4	26.9	95941	
499	Charlemont town, Franklin County	1266	681	26.36	0.41	25.95	48.8	26.2	100044	
500	Westhampton town, Hampshire County	1607	696	27.36	0.18	27.17	59.1	25.6	104764	
501	Middlesex County (part)	383	69	2.9	0.02	2.88	133	24	11110	
502	Montgomery town, Hampden County	838	343	15.24	0.12	15.12	55.4	22.7	58345	
503	Pelham town, Hampshire County	1321	570	26.55	1.44	25.11	52.6	22.7	96894	
504	Devens CDP	1840	151	6.85	0.09	6.76	272.4	22.4	26088	
505	New Marlborough town, Berkshire County	1509	1039	47.91	1.02	46.89	32.2	22.2	180965	
506	Conway town, Franklin County	1897	830	37.87	0.18	37.69	50.3	22	145464	
507	Ashfield town, Franklin County	1737	877	40.25	0.25	40	43.4	21.9	154383	

508	Worcester County (part)	1457	82	3.94	0.07	3.88	375.8	21.2	14978	
509	Cummington town, Hampshire County	872	485	23.03	0.13	22.9	38.1	21.2	88401	
510	Worthington town, Hampshire County	1156	629	32.09	0.15	31.95	36.2	19.7	123385	
511	Chesterfield town, Hampshire County	1222	591	31.25	0.4	30.86	39.6	19.2	119192	
512	New Braintree town, Worcester County	999	390	20.95	0.16	20.79	48.1	18.8	80306	
513	Colrain town, Franklin County	1671	797	43.39	0.25	43.13	38.7	18.5	166612	
514	Leyden town, Franklin County	711	325	18.02	0.12	17.9	39.7	18.2	69154	
515	Chester town, Hampden County	1337	645	37.19	0.58	36.61	36.5	17.6	141457	
516	Gosnold town, Dukes County	75	215	140.17	126.99	13.19	5.7	16.3	50982	
517	Tolland town, Hampden County	485	510	32.79	1.24	31.56	15.4	16.2	121990	
518	Peru town, Berkshire County	847	413	26.03	0.11	25.92	32.7	15.9	100195	
519	Plainfield town, Hampshire County	648	329	21.33	0.23	21.1	30.7	15.6	81571	
520	Granville town, Hampden County	1566	647	43	0.8	42.2	37.1	15.3	163152	
521	Hancock town, Berkshire County	717	534	35.73	0.07	35.67	20.1	15	137919	
522	Tyringham town, Berkshire County	327	280	18.88	0.23	18.65	17.5	15	72110	
523	Florida town, Berkshire County	752	356	24.59	0.23	24.36	30.9	14.6	94197	
524	Windsor town, Berkshire County	899	491	35.17	0.17	34.99	25.7	14	135323	
525	Royalston town, Worcester County	1258	574	42.5	0.71	41.79	30.1	13.7	161634	
526	Wendell town, Franklin County	848	436	32.21	0.37	31.84	26.6	13.7	123151	
527	Sandisfield town, Berkshire County	915	671	52.98	1.18	51.81	17.7	13	200430	
528	Middlefield town, Hampshire County	521	279	24.14	0.02	24.12	21.6	11.6	93343	
529	Warwick town, Franklin County	780	426	37.65	0.31	37.34	20.9	11.4	144509	
530	Blandford town, Hampden County	1233	574	53.43	1.86	51.57	23.9	11.1	199595	
531	New Salem town, Franklin County	990	465	58.67	13.9	44.77	22.1	10.4	173310	
532	Petersham town, Worcester County	1234	546	68.27	14.03	54.24	22.8	10.1	209987	
533	Savoy town, Berkshire County	692	357	36.02	0.17	35.85	19.3	10	138795	
534	Rowe town, Franklin County	393	227	24.03	0.58	23.45	16.8	9.7	90794	
535	New Ashford town, Berkshire County	228	112	13.48	0.01	13.47	16.9	8.3	52172	
536	Monroe town, Franklin County	121	77	10.78	0.1	10.69	11.3	7.2	41416	

537	Washington town, Berkshire County	538	261	38.8	0.82	37.98	14.2	6.9	147158	
538	Mount Washington town, Berkshire County	167	148	22.37	0.15	22.22	7.5	6.7	86099	
539	Hawley town, Franklin County	337	198	30.88	0.05	30.83	10.9	6.4	119469	
540	Southfield CDP, Plymouth County	0	0	1.24	0	1.24	0	0		

Metro Mayors Coalition

Rank	Geographic area	Population	Housing units	Area in square miles - Total area	Area in square miles - Water area	Area in square miles - Land area	Density per square mile of land area - Population	Density per square mile of land area - Housing units	Additional Units at Arlington Density	CIP Tax levy
1	Somerville city, Middlesex County	75754	33720	4.22	0.1	4.12	18403.9	8192.1		24
2	Cambridge city, Middlesex County	105162	47291	7.11	0.72	6.39	16469.1	7406.1		65
3	Chelsea city, Suffolk County	35177	12621	2.46	0.25	2.21	15901.6	5705.3		46
4	Boston city, Suffolk County	617594	272481	89.64	41.36	48.28	12792.7	5644.1		60
5	Malden city, Middlesex County	59450	25161	5.08	0.04	5.04	11788.2	4989.1		20
6	Everett city, Middlesex County	41667	16715	3.67	0.24	3.43	12164.9	4880		67
7	Winthrop Town city, Suffolk County	17497	8320	8.32	6.34	1.97	8860.4	4213.2		6
9	Brookline town, Norfolk County	58732(r45077)	26448	6.81	0.06	6.75	8701	3918.2		18
11	Revere city, Suffolk County	51755	22100	10.11	4.42	5.69	9095.6	3883.9		21
12	Arlington town, Middlesex County	42844	19974	5.49	0.35	5.15	8325.7	3881.5		6
15	Medford city, Middlesex County	56173(r45122)	24046	8.66	0.56	8.1	6934	2968.2	7394	18
16	Quincy city, Norfolk County	92271	42838	26.91	10.33	16.57	5568	2585	21478	25
17	Melrose city, Middlesex County	26983	11751	4.76	0.08	4.68	5767.2	2511.6	6414	8
33	Newton city, Middlesex County	85146	32648	18.16	0.33	17.84	4773.5	1830.3	36598	18
78	Braintree Town city, Norfolk County	35744	14302	14.56	0.81	13.75	2599.8	1040.2	39069	37
			610,416						**110954**	**29**

MAPC Inner Core

Geographic area	Population	Housing units	Area in square miles - Total area	Area in square miles - Water area	Area in square miles - Land area	Density per square mile of land area - Population	Density per square mile of land area - Housing units	Additional Units at Arlington Density	CIP Tax levy %	Total Levy	CIP Levy
Somerville city, Middlesex County	75754	33720	4.22	0.1	4.12	18403.9	8192.1		24%	155,031,240	37,207,498
Cambridge city, Middlesex County	105162	47291	7.11	0.72	6.39	16469.1	7406.1		65%	409,809,861	266,376,410
Chelsea city, Suffolk County	35177	12621	2.46	0.25	2.21	15901.6	5705.3		46%	57,889,033	26,628,955
Boston city, Suffolk County	617594	272481	89.64	41.36	48.28	12792.7	5644.1		60%	2,349,909,105	1,409,945,463
Malden city, Middlesex County	59450	25161	5.08	0.04	5.04	11788.2	4989.1		20%	90,248,198	18,049,640
Everett city, Middlesex County	41667	16715	3.67	0.24	3.43	12164.9	4880		67%	132,567,523	88,820,240
Winthrop Town city, Suffolk County	17497	8320	8.32	6.34	1.97	8860.4	4213.2		6%	33,217,990	1,993,079
Brookline town, Norfolk County	58732(r45077)	26448	6.81	0.06	6.75	8701	3918.2		18%	224,490,478	40,408,286
Watertown city, Middlesex County	31915	15584	4.12	0.12	3.99	7992.2	3902.5		35%	109,457,123	38,309,993
Revere city, Suffolk County	51755	22100	10.11	4.42	5.69	9095.6	3883.9		21%	86,350,245	18,133,551
Arlington town, Middlesex County	42844	19974	5.49	0.35	5.15	8325.7	3881.5		6%	124,010,976	7,440,659
Lynn city, Essex County	90329	35776	13.52	2.78	10.74	8409.5	3330.7	5911	19%	131,221,639	24,932,111
Medford city, Middlesex County	56173(r45122)	24046	8.66	0.56	8.1	6934	2968.2	7394	18%	113,770,130	20,478,623
Quincy city, Norfolk County	92271	42838	26.91	10.33	16.57	5568	2585	21478	25%	229,392,430	57,348,108
Melrose city, Middlesex County	26983	11751	4.76	0.08	4.68	5767.2	2511.6	6414	8%	59,375,238	4,750,019
Belmont town, Middlesex County	24729	10184	4.72	0.07	4.65	5317	2189.7	7865	6%	92,737,733	5,564,264
Waltham city, Middlesex County	60632	24926	13.75	1.02	12.73	4763.4	1958.2	24485	60%	184,954,321	110,972,593
Newton city, Middlesex County	85146	32648	18.16	0.33	17.84	4773.5	1830.3	36598	18%	346,936,565	62,448,582
Saugus town, Essex County	26628	10775	11.8	1.01	10.79	2467	998.3	31106	33%	69,462,880	22,922,750
Needham town, Norfolk County	28886	11122	12.72	0.43	12.29	2351.1	905.2	36582	23%	141,893,985	32,635,617
Milton town, Norfolk County	27003	9700	13.3	0.3	13.01	2076.3	745.8	40798	6%	82,348,069	4,940,884
								218,633	**44%**	**5,225,074,762**	**2,300,307,325**

Metro Mayors Coalition

Geographic area	Population	Housing units	Land Area in square miles	Density per square mile of Housing units	Additional Units at Arlington Density	CIP Tax levy %	Total Levy	CIP Levy
Somerville city, Middlesex County	75,754	33,720	4.12	8192		24%	155,031,240	37,207,498
Cambridge city, Middlesex County	105,162	47,291	6.39	7406		65%	409,809,861	266,376,410
Chelsea city, Suffolk County	35,177	12,621	2.21	5705		46%	57,889,033	26,628,955
Boston city, Suffolk County	617,594	272,481	48.28	5644		60%	2,349,909,105	1,409,945,463
Malden city, Middlesex County	59,450	25,161	5.04	4989		20%	90,248,198	18,049,640
Everett city, Middlesex County	41,667	16,715	3.43	4880		67%	132,567,523	88,820,240
Winthrop city, Suffolk County	17,497	8,320	1.97	4213		6%	33,217,990	1,993,079
Brookline town, Norfolk County	58,732	26,448	6.75	3918		18%	224,490,478	40,408,286
Revere city, Suffolk County	51,755	22,100	5.69	3884		21%	86,350,245	18,133,551
Arlington town, Middlesex County	42,844	19,974	5.15	3882		6%	124,010,976	7,440,659
Medford city, Middlesex County	56,173	24,046	8.1	2968	7,394	18%	113,770,130	20,478,623
Quincy city, Norfolk County	92,271	42,838	16.57	2585	21,478	25%	229,392,430	57,348,108
Melrose city, Middlesex County	26,983	11,751	4.68	2512	6,414	8%	59,375,238	4,750,019
Newton city, Middlesex County	85,146	32,648	17.84	1830	36,598	18%	346,936,565	62,448,582
Braintree city, Norfolk County	35,744	14,302	13.75	1040	39,069	37%	91,061,619	33,692,799
		610,416			**110,954**	**47%**	**4,412,999,012**	**2,060,029,11**

Mayor Walsh Plans To Increase Housing As Boston Population Grows

September 26, 2018 Updated Sep 26, 2018 3:00 PM

By Deborah Becker and Eve Zuckoff

A new housing development being built on Lewis Street along the Boston Harbor. (Kathleen Dubos for WBUR)

The city of Boston is growing much faster than expected.

The latest estimates have the city's population jumping to 760,000 by the year 2030. That's 50,000 more people than previous estimates.

In response, Boston Mayor Martin Walsh released a new plan to increase housing in Boston on Wednesday. The goal: Develop 69,000 units by the year 2030, up 16,000 units from his 2014 housing plan. Around 15,000 of those would be reserved as income restricted.

METRO BOSTON MAYORS SET GOAL OF 185,000 NEW HOUSING UNITS BY 2030

October 2, 2018

PUBLISHED BY:
NEIGHBORHOOD DEVELOPMENT

New partnership will set goals to prevent displacement, preserve neighborhoods, reduce evictions and homelessness, promote mixed-use development, and build a diversity of housing types for all income levels

Tax Levy by Class All Cities and Towns with Revenue > $100,000,000

Municipality	Residential Levy	Open Space Levy	Commercial Levy	Industrial Levy	Personal Property Levy	Total Levy	Residential and Open Space Levy as a % of Total	CIP as a % of Total
Arlington	**117,005,977**	**0**	**5,403,938**	**267,250**	**1,333,811**	**124,010,976**	**94.35**	**5.65**
Falmouth	94,763,879	29,246	5,535,760	788,682	2,034,734	103,152,301	91.9	8.1
Barnstable	108,158,664	0	11,573,910	699,238	2,324,112	122,755,924	88.11	11.89
Wellesley	123,269,302	0	16,269,584	99,421	1,411,992	141,050,299	87.39	12.61
Newton	286,009,449	0	47,746,058	4,025,619	9,155,439	346,936,565	82.44	17.56
Brookline	183,532,892	0	36,847,877	305,450	3,804,259	224,490,478	81.76	18.24
Medford	92,747,888	0	15,819,274	2,063,559	3,139,409	113,770,130	81.52	18.48
Plymouth	141,466,445	0	15,413,365	11,913,654	5,964,030	174,757,494	80.95	19.05
Lynn	105,777,317	0	14,877,789	4,014,607	6,551,926	131,221,639	80.61	19.39
Lexington	149,257,420	0	19,876,155	11,680,032	5,387,447	186,201,054	80.16	19.84
Natick	88,804,620	0	20,099,083	555,554	1,922,619	111,381,876	79.73	20.27
Weymouth	83,984,473	0	13,680,747	5,933,298	3,120,138	106,718,656	78.7	21.3
Haverhill	80,007,276	0	11,521,358	6,429,122	5,512,351	103,470,107	77.32	22.68
Chelmsford	78,620,994	0	10,112,657	9,114,917	3,911,888	101,760,456	77.26	22.74
Needham	109,613,423	0	23,605,217	3,138,700	5,536,645	141,893,985	77.25	22.75
Beverly	79,919,733	9,466	15,328,327	4,399,872	3,917,824	103,575,222	77.17	22.83
Somerville	117,750,319	0	26,061,429	6,137,149	5,082,343	155,031,240	75.95	24.05
Quincy	170,914,643	0	46,393,236	2,432,088	9,652,463	229,392,430	74.51	25.49
Lowell	96,788,003	0	17,320,994	10,478,984	9,197,827	133,785,808	72.35	27.65
Andover	104,124,983	107,376	16,654,368	17,584,532	6,899,024	145,370,283	71.7	28.3
Brockton	100,957,972	0	29,611,893	5,112,914	7,929,725	143,612,504	70.3	29.7
New Bedford	83,100,499	0	22,732,113	11,010,666	8,442,880	125,286,158	66.33	33.67
Peabody	70,108,826	0	28,672,697	6,437,947	2,890,873	108,110,343	64.85	35.15
Watertown	70,749,526	0	24,381,495	10,729,435	3,596,667	109,457,123	64.64	35.36
Taunton	65,010,514	0	23,795,473	6,818,304	6,670,153	102,294,444	63.55	36.45
Fall River	63,850,072	0	22,153,190	10,203,029	5,859,843	102,066,134	62.56	37.44
Framingham	116,209,834	0	54,072,838	10,499,589	10,442,077	191,224,338	60.77	39.23
Worcester	179,987,536	0	76,886,106	18,248,043	27,940,957	303,062,642	59.39	40.61
Springfield	117,830,550	0	49,159,537	9,118,830	29,176,793	205,285,710	57.4	42.6
Billerica	70,503,378	0	12,651,985	33,238,051	8,633,912	125,027,326	56.39	43.61
Marlborough	57,826,867	0	26,599,716	12,680,432	6,905,852	104,012,867	55.6	44.4
Woburn	53,911,733	0	25,075,567	20,208,313	8,398,899	107,594,512	50.11	49.89
Waltham	73,795,133	0	81,588,920	14,580,159	14,990,109	184,954,321	39.9	60.1
Boston	927,771,044	0	1,225,882,533	30,158,526	166,097,002	2,349,909,105	39.48	60.52
Burlington	42,490,973	0	59,663,310	4,909,407	5,064,425	112,128,115	37.9	62.1
Cambridge	141,666,216	0	137,794,194	108,478,066	21,871,385	409,809,861	34.57	65.43
Everett	44,204,534	0	45,424,136	27,979,933	14,958,920	132,567,523	33.34	66.66

From: Chris Loreti <cloreti@verizon.net>

To: rzsembery@town.arlington.ma.us, EBenson@town.arlington.ma.us, ABunnell@town.arlington.ma.us, DWatson@town.arlington.ma.us, KLau@town.arlington.ma.us

Cc: Jenny Raitt <jraitt@town.arlington.ma.us>, Adam Chapdelaine <achapdelaine@town.arlington.ma.us>, Douglas Heim <dheim@town.arlington.ma.us>, mkrepelka@town.arlington.ma.us, "MByrne@town.arlington.ma.us" <MByrne@town.arlington.ma.us>

Date: 09/23/2019 11:08 AM

Subject: 117 Broadway Special Permit: Absence of Open Space

Dear ARB Members,

I noticed that the special permit for 117 Broadway is on your agenda this evening for final plan review and approval. It is not clear form your agenda whether you will be accepting public comment at the meeting. Thus I am submitting these comments in writing and ask that they be made part of the official docket for this special permit. Please read the following at the meeting:

From the drawings that have been made publicly available, it does not appear that the development proposed for 117 Broadway contains any usable open space as defined in Arlington's Zoning Bylaw and it likely does not comply with the landscaped open space requirement either. I therefore wish to raise my strong objection to the ARB's approval of the plans for this development until and unless the applicant demonstrates compliance with both the usable and landscaped open space standards of the bylaw.

As you are aware, the ARB has no authority to waive these open space requirements. It is incumbent on all of you do ensure that the town's Zoning Bylaw be enforced with integrity for all applicants, and I expect you to do so for this application.

Sincerely,

Christopher Loreti
56 Adams St.

p.s. to Marie Krepelka: Please distribute this to all Select Board Members as it is also their responsibility to ensure that the town's bylaws are enforced as written and equally for everyone.